MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144264/FO/2025
Date registered valid:	9 February 2026
Proposal:	Installation of 3no. replacement antennas and 3no. additional antennas.
Address:	Rooftop At York House, West Mosley Street, Manchester, M2 3BB
Ward(s):	Deansgate Ward
Applicant:	EE/BT
Agent (if any):	Dianne Perry Perry Williams Ltd
Case officer:	Lea Joseph Tel: 0161 227 3644 Email: lea.joseph@manchester.gov.uk
Recommendation:	**Approve**
Date of recommendation:	**02 April 2026**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 17 February 2026

Standard consultations:
Printed: 13 February 2026 Expired: 6 March 2026

Neighbour notifications
Printed: 13 February 2026 Expired: 6 March 2026

Site notice
Posted: 17 February 2026 Expired: 10 March 2026

Press advert
Published: 17 February 2026 Expired: 10 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order:

York House is a modern building with a distinct tiled and brick exterior. The eleven storey building hosts offices on its upper floors and a café/restaurant on the ground floor. There is a vertical emphasis across the facades with alternating bands of black brick and crème tile. The building is bordered by Fountain Street, Charlotte Street, New York Street and West Mosley Street.

Description of area

The area itself includes Mosley Street, a busy pedestrian and tram route. The area is defined mainly by its office uses, and active ground floor frontages. Ornate palazzo style architecture is present on historic buildings, such The Portico Library (Grade II*), 38 and 42 Mosley Street (Grade II*) ,46 Fountain Street (Grade II*), 49 Spring Gardens (Grade II). Modernist Classicist design buildings are also present such as 3 West Mosley Street. And finally, highly modern, recently built, glazed office buildings also characterise the e, for example 11 York Street and 1 New York Street. York Street is a key throughfare to access Mosley Street, Market Street, Piccadilly Gardens, Cross Street and Princess Street.

Description of development
Full planning permission is sought for the replacement of 3no. antennas and installation of 3no. additional antennas.


Existing application site with roof antennas at height.

Planning History
062266/FO/CITY1/01 | Installation of 3 No. face mounted antennas and 3 No. face mounted dummy antennas; and ancillary equipment at roof level to include: equipment cabin; 2 No. air conditioning units and associated access and safety equipment. (Approved Feb 2002)

065675/FO/CITY1/02 | Installation of 6 no. face mounted "X" polar antenna and roof mounted equipment cabin. (Approved July 2002) 079890/FO/2006/C1 | Installation of 1 no. 300mm dish antenna onto existing rooftop installation. (Approved October 2006) 082858/FO/2007/C1 | Installation of 1 no. 300mm dish antenna at roof level. (Approved July 2007)

100353/FO/2012/C1 | Installation of 1no. 300mm diameter transmission dish at roof level, with associated works. (Approved October 2012) 102310/FO/2013/C1 | The removal of 6no. telecommunications antennas and replacement with 9no. telecommunications antennas with 2no. antennas located on new support poles and the installation of 1no. 300mm dish, 1no. equipment cabinet and associated equipment. (Approved July 2013)

129430/FO/2021 | Removal and replacement of 1No. Existing antenna with 2No. Upgraded antennas, installation of 1No. Valmont tripod frame, installation of 1No. GPS unit and ancillary development. (March 2021)

134235/FO/2022 | Removal and replacement of 6no antennas and additional 6no. antennas mounted on new support poles, the installation of 2no. transmission dishes, 2no cabinets together with ancillary development thereto. (Approved October 2022).

143894/FO/2025 | Replacement of 6no. antenna and installation of 1no dish with ancillary equipment (Approved October 2025) .

Consultations & Notification Responses
Publicity
A site notice was posted. Letters were also sent to surrounding businesses; no representations were received.

Environmental Health – No objections or comments.

Highway Services – No objections. There are no expected highway safety concerns as a result of the development.

Policy

The following policies are relevant to consideration of this application within the development plan:

Core Strategy (2012-2027)
DM1 Development Management
SP1 Spatial Principles

Saved Unitary Development Policies
DC17 Telecommunications
DC26 Development and Noise
DC18 Conservation Areas

Places for Everyone Joint Development Plan (2024-2039)
JP-D1 Infrastructure Implementation

Other Material Considerations:

National Planning Policy Framework (2024)
Chapter 10 Supporting High Quality Communications
Chapter 12 Achieving Well Designed Places
Chapter 16 Conserving and enhancing the historic environment

Issues

Principle of Development

The improvement of telecommunications infrastructure is an essential component of the regeneration of the City Centre. This infrastructure supports the needs of new residential provision, office uses, visitors and businesses and their patrons.

As detailed in the Places for Everyone Joint Development Plan, telecommunications infrastructure enables place shaping goals in Manchester City Centre. The proposal would upgrade existing devices and add additional support for the area. As an area with a significant number of Listed and other historic buildings siting on a modern building minimises harm to the area's historic character.

Further, use of an existing building would minimise change to appearance and harm to visual amenity in a busy area of the City Centre. For these reasons the proposal effectively meets policies DC17, DC18, DM1, SP1 and the National Planning Policy Framework.

Visual Amenity and Impact on the Conservation Area

The proposed telecommunications devices are sited in a way that poses little harm to the building's character and architectural fabric. The vertical orientation of the facades allows for the siting of the vertical antennas without comprising the architectural language of the facade. As is required by policy DC17 and the National Planning Policy Framework Chapter 10 the proposal would add equipment to a building with existing telecommunications infrastructure.

Policy EN3 and Saved Policy DC18 require that new developments are assessed for the potential impact on the character of the historic environment, in this instance the Upper King Street Conservation Area. The proposal would mitigate harm to the character historic environment by siting on an existing modern building at height. New antennas would have a minimal change in appearance from the existing and would be commensurate with the building in their scale. The proposal would pose a low level less than substantial harm to the Conservation Area as the changes to appearance would be minor.

In accordance with paragraph 215 of the National Planning Policy Framework this harm must be weighed against the public benefit of the proposal. The upgrade of six antennas and installation of one dish would offer a significant public benefit as it would increase the connectivity of the area and enhance the telecommunications infrastructure without the need for a standalone telecommunications development. Thus, on balance the proposal is considered to be acceptable pursuant to Chapter 12 of the National Planning Policy Framework.

Residential Amenity

There are no residential uses with views of the York House roof, as such, there are no concerns about undue impact on visual amenity of nearby residents. The application submissions include a note on potential health impacts of mobile base stations. Equipment has been designed and constructed in compliance the exposure guidelines set by the International Commission of Non-Ionising Radiation Protection (ICNIRP). A Declaration of Conformity with these Guidelines was also submitted.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration
In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

Condition(s) to be attached to decision for approval

1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

   Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as applied and modified in relation to buildings in conservation areas.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on

   Drawing Pack: MAN070_66129_M0249_EE_LD_DDD_A1
   Document: Declaration of Conformity with ICNIRP Public Exposure Guidelines
   Document: Heritage Statement

   Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC18.1.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Seventh Floor, 17 York Street, Manchester, M2 3BA
Ground Floor, York House, 20 York Street, Manchester, M2 3BB
24 Mosley Street, Manchester, M2 3AG
38 Mosley Street, Manchester, M2 3AZ
Basement To Third Floor, 17 York Street, Manchester, M2 3BA
Sixth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
Fifth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
Transform Manchester, Fifth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Second Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Eighth Floor, York House, 20 York Street, Manchester, M2 3BB
Fourth Floor, 50 Fountain Street, Manchester, M2 2AS
Tenth Floor, York House, 20 York Street, Manchester, M2 3BB
SINGLETON CLAMP & PARTNERS LTD, Fourth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Sixth Floor, York House, 20 York Street, Manchester, M2 3BB
Ground Floor, 17 York Street, Manchester, M2 3BA
Fourth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
First Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Fourth Floor, York House, 20 York Street, Manchester, M2 3BB
Fourth And Fifith Floor, 17 York Street, Manchester, M2 3BA
Second Floor, York House, 20 York Street, Manchester, M2 3BB
Third Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
19 York Street, Manchester, M2 3BA
Third Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Third Floor, York House, 20 York Street, Manchester, M2 3BB
Fifth Floor, York House, 20 York Street, Manchester, M2 3BB
First Floor, York House, 20 York Street, Manchester, M2 3BB
46 Fountain Street, Manchester, M2 2BE
Second Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
Seventh Floor, Barnett House, 53 Fountain Street, Manchester, M2 2AN
Ground Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Sixth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
42 - 44 Fountain Street, Manchester, M2 2AE
Seventh Floor, York House, 20 York Street, Manchester, M2 3BB
Eighth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2AN
Sixth Floor, 19 York Street, Manchester, M2 3BA
Colwyn Chambers, 19 York Street, Manchester, M2 3BA
40 Fountain Street, Manchester, M2 2BE
Sixth Floor, 17 York Street, Manchester, M2 3BA
50 Fountain Street, Manchester, M2 2AS
REGUS MANAGEMENT UK LTD, Ground Floor, Barnett House, 53 Fountain Street, Manchester, M2 2AN
First Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
TOKIO MARINE KILN SERVICES LTD, Ninth Floor, York House, 20 York Street, Manchester, M2 3BB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Upper King Street (Extension) Conservation Area 1985
Area Team Boundary - Name: CENTRAL