MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

University of Manchester

Address Line 2

Renold Building

Address Line 3

Altrincham Street

Town/city

Manchester

Postcode

M1 7JR

Description of site location must be completed if postcode is not known:

Easting (x)

384594

Northing (y)

397575

Description

Proposed rooftop telecommunications installation upgrade. Proposed 2No antennas on Valmont tripod on 3No new concrete plinths c/w underslung ladder. Proposed 1No Ø600 dish on extension post on Tripod. Proposed 2No antennas on Valmont tripod on new grillage. Proposed steel grillage fixed on 4No new concrete plinths c/w decking, kick plate, handrail and access ladder. Proposed 2No EE cabinets, 1No H3G cabinet and 1No shared Mk5B Link/AC cabinet; Proposed 1No Ø600 dish on extension post on Tripod and associated works.

Applicant Details

Name/Company

Title

First name

Surname

EE UK Ltd & Hutchison 3G UK Ltd

Company Name

EE UK Ltd & Hutchison 3G UK Ltd

Address

Address line 1

Sixth Floor

Address line 2

Thames Tower

Address line 3

Station Road

Town/City

Reading

County

Country

Postcode

RG1 1LX

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Applicant Contact Details

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Guy

Surname

de Rose

Company Name

WHP

Address

Address line 1

1a Station Court

Address line 2

Station Road

Address line 3

Guiseley

Town/City

Leeds

County

Country

United Kingdom

Postcode

LS20 8EY

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Proposed rooftop telecommunications installation upgrade. Proposed 2No antennas on Valmont tripod on 3No new concrete plinths c/w underslung ladder. Proposed 1No Ø600 dish on extension post on Tripod. Proposed 2No antennas on Valmont tripod on new grillage. Proposed steel grillage fixed on 4No new concrete plinths c/w decking, kick plate, handrail and access ladder. Proposed 2No EE cabinets, 1No H3G cabinet and 1No shared Mk5B Link/AC cabinet; Proposed 1No Ø600 dish on extension post on Tripod and associated works.

For full details please refer to drawings

Has the development or work already been started without consent?

◯ Yes
⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

◯ Don't know
◯ Grade I
◯ Grade II*
⊘ Grade II

Is it an ecclesiastical building?

◯ Don't know
◯ Yes
⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

⊘ Yes
◯ No

If Yes, please describe and include the planning application reference number(s), if known

EE (UK) Ltd & Hutchison 3G UK Limited were granted full planning permission to the authority for the equipment listed below; on 20th November 2024 Reference: 140885/FO/2024. This LBC application is required as the building has been listed since approval was granted.

Proposed rooftop telecommunications installation upgrade. Proposed 2No antennas on Valmont tripod on 3No new concrete plinths c/w underslung ladder. Proposed 1No Ø600 dish on extension post on Tripod. Proposed 2No antennas on Valmont tripod on new grillage. Proposed steel grillage fixed on 4No new concrete plinths c/w decking, kick plate, handrail and access ladder. Proposed 2No EE cabinets, 1No H3G cabinet and 1No shared Mk5B Link/AC cabinet; Proposed 1No Ø600 dish on extension post on Tripod and associated works

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

◯ Yes
⊘ No

b) works to the exterior of the building?

⊘ Yes
◯ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

⊘ Yes
◯ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

◯ Yes
⊘ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

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Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Other

Other (please specify):
Telecommunications Equipment

Existing materials and finishes:
Telecommunications Equipment Please refer to drawings

Proposed materials and finishes:
Telecommunications Equipment Please refer to drawings

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

MAN178_24194_M0155_MBNL_NTQ_DDD_E3

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [x] Yes
- [ ] No

If Yes, please provide details

Please refer to SSSI

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [ ] Yes
- [x] No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- [ ] Yes
- [x] No

If No, can you give appropriate notice to all the other owners?

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Union 2-10 Albert Square

Address Line 2:

Town/City:
Manchester M2 6LW

Postcode:
M2 6LW

Date notice served (DD/MM/YYYY):
06/02/2026

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

Guy

Surname

de Rose

Declaration Date

06/02/2026

☑ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Guy de Rose

Date

06/02/2026