MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145140/LO/2026
Date registered valid:	9 February 2026
Proposal:	Listed Building Consent for the upgrade of roof top telecommunications infrastructure, removal of satellite dishes and installation of new antennas.
Address:	Renold Building, Altrincham Street, Manchester, M1 7JR
Ward(s):	Piccadilly Ward
Applicant:	EE UK Ltd & Hutchison 3G UK Ltd
Agent (if any):	Mr Guy de Rose, WHP
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**25 March 2026**

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 24 March 2026

Standard consultations:
No consultations have been printed and sent.

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

Site notice
Posted: 3 March 2026 Expired: 24 March 2026

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

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a building that is located within the former UMIST Campus/University of Manchester's North Campus named the Renold Building, which is an education building originally constructed for the Manchester College of Science and Technology in 1962. It is bounded by Altrincham Street, Sackville Street, the former bowling green and other areas of green public space.

The building is not located within a conservation area.

A block for lecture theatres, originally designed in 1958 for the Manchester College of Technology by W A Gibbon, a partner in the firm of Cruickshank & Seward, with his assistant Gordon Hodkinson, and built in 1960-1962. The structural engineer was S S Heighway of Ove Arup & Partners and the acoustic consultant was Hope Bagenal. The building contains a large abstract mural, also designed in 1958, by Victor Pasmore, executed in 1968.

As the centrepiece of the Manchester College of Science and Technology campus. It was the first entire building to house lecture theatres and seminar rooms in the UK.

The institution was renamed the University of Manchester Institute of Science and Technology (UMIST) in 1966.

The building's most striking external feature is the faceted east façade.

The building was listed Grade II in July 2025. Prior to this, it was considered to be a non-designated heritage asset

Description of Development

The proposal seeks Listed Building Consent for the upgrade of roof top telecommunications infrastructure, removal of satellite dishes and installation of new antennas.

The proposed works involve the following:

- Existing 2No. cabinets to be removed and 2No. new cabinets installed.
- Existing 1No. Antenna to be removed and 6No. new Antenna Apertures on Tripod installed.
- Proposed 3No. 600 Dishes.
- Existing 4No. redundant Satellite Dishes to be removed and associated works.

The antenna and supporting steel equipment will be painted white.

Related Applications/Relevant Site History

140885/FO/2024 - Upgrade of roof top telecommunications infrastructure, removal of satellite dishes and installation of new antennas.
Approved November 2024.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

The **Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 - City Centre
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 - Heritage
- Policy JP-C2 - Digital Connectivity

The **Manchester Core Strategy - Development Plan Document 2012-2027 ("the Core Strategy")** was adopted by the City Council on the 11th of July 2012:

- Policy CC9 - Design and Heritage
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy SP1 - Spatial Principles
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC17 - Telecommunications
- Policy DC19 - Listed Buildings

National Planning Policy Framework (NPPF) (2024)

- Chapter 10 - Supporting high quality communications infrastructure
- Chapter 12 - Achieving well-designed places
- Chapter 16 - Conserving and enhancing the historic environment

Draft National Planning Policy Framework (NPPF) (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Issues

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the historic character and fabric of the listed building itself and to establish whether the public benefits, including heritage benefits, of the proposal will outweigh any harm to the significance of the heritage asset.

Assessment of significance

The Renold Building was recently listed in July 2025 or the following principal reasons:

Architectural interest:

- as the first purpose-built lecture block in an English institution of higher education, which proved particularly influential on buildings at post-war technical universities, such as Brunel University and Leeds;
- its slab-and-podium design, one of the earliest examples in England and a pioneering use in an educational setting.
- its innovative and efficient planning, with nine lecture theatres stacked vertically to save space, enabling large numbers of students to reduce time moving between separate buildings and to be taught in better-equipped theatres;

- its strikingly Modernist and sculptural design notably the zig-zag profile of the east wall, transparent stair tower, and bold concave curve to the rooftop plant.
- for the contrast between white concrete and Portland stone and brick and terracotta, as found in Manchester's 19th century buildings;
- much of the interior layout remains, most notably the lecture theatres, as well as many fixtures and fittings;
- Cruickshank and Seward were an important local practice and W A Gibbon's Renold Building, designed in consultation with the university's principal, Dr Bowden, was the College of Technology's statement building, epitomising the distinctive technical character of the campus;
- the survival of a large abstract interior mural, a rare and important work in this medium by Victor Pasmore, a leading British artist of the postwar period.

Historic interest:

- UMIST was one of the most prestigious technical colleges of the post-war era, accorded university status in recognition of its strategic importance in the national development especially of Cold War technology.

Group value:

- the Renold Building and Antony Hollaway's listed Sculptural Wall (NHLE number 1400857) have group value as integral components of UMIST's post-war campus.

Impact on heritage asset

The proposal involves new telecommunication infrastructure to be installed to the top of the Renold building.

The additional infrastructure will result in structures on the roof being more visible from public vantage points which is considered to cause a degree of less than substantial harm to the visual amenity of the listed building.

A views assessment has been submitted as a part of the application. The equipment has been sited at all four corners of the roof, which would make them visible from various viewpoints and will detract from the appearance of the building.

In order to mitigate this harm, it was agreed under the approved planning application to paint the antenna and steel equipment in white as indicated on plan to ensure the equipment camouflages within the wider building. This will ensure that the equipment does not appear as an obviously incongruous feature as it might have before.

This mitigation was considered to be sufficient enough to minimise the visual harm of the structures, although there will still be a low level of less than substantial harm to this now listed building as a result of the appearance of these structures on this listed asset.

The base of the equipment will be concrete plinths. The roof finishes will be cut back locally to expose the structural slab, creating three penetrations per plinth, which high yield L-bars will then be fixed in to support the plinths. This is shown in ‘Proposed Detailed Design 503 E5’. The physical intervention of these penetrations will result in a low level of less than substantial harm to the building.

Public Benefits

In line with Paragraph 215 of the NPPF, the public benefits of the proposal must be weighed against the less than substantial harm identified.

Paragraph 119 of the NPPF states that advances, high quality and reliable communications infrastructure is essential for economic growth and social well-being and planning decisions should support the expansion of electronic communications networks.

As per paragraph 123, the LPA must determine such applications on planning grounds only, they should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

Saved UDP policy DC17.1 states that applications for telecommunications developments should normally be approved if the Council is satisfied that the development has been sited and designed to minimise the impact on residential amenity, whilst also expecting existing buildings and masts to be fully explored before agreeing to additional separate development.

A planning application was approved in 2024 for the same proposal, prior to the building being designated as a Grade II listed building in July 2025.

As such the proposed upgrades to the existing telecommunications infrastructure is considered to be acceptable in principle as it is essential for economic growth and social well-being.

The proposal will provide the public benefit of improved coverage within the city centre of Manchester. It is considered that this public benefit outweighs the low level of less than substantial harm caused in this case.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a low level of less than substantial harm to the special interest and the historic character of the Grade II listed building which would be outweighed by the public benefits outlined above.

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

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 09 February 2026:

- Design and Access Statement

And received by Manchester City Council as the Local Planning Authority on 27 March 2026:

- Proposed Site Location Plan 002 F
- Proposed Lease Demise 004 F
- Proposed Max Configuration Site Plan 215 F
- Proposed Elevation a 265 F
- Proposed Elevation B 266 F
- Proposed Elevation C 267 F
- Proposed Elevation D 268 F
- Proposed Detailed Design 503 E5

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 DC19.

3) The telecommunication equipment hereby approved shall be painted white prior to the first use of the equipment and thereafter retained and maintained.

Reason - In the interest of visual amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Room 8B Flat M, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 9 Flat M, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Staff House Conference Centre, Sackville Street, Manchester, M1 3AL
Barnes Wallis Building, Altrincham Street, Manchester, M1 7JR
Room 12 Flat O, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 2 Flat E, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 15 Flat M, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 15 Flat H, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 14 Flat O, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 11 Flat L, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 14 Flat L, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 14 Flat E, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 13 Flat J, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 13 Flat E, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 6 Flat H, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 6 Flat G, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 5 Flat N, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 5 Flat K, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 3 Flat E, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 4 Flat M, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 4 Flat F, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 3 Flat P, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 10 Flat P, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 1 Flat P, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 1 Flat G, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Flat H, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 8B Flat J, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 15 Flat L, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 15 Flat F, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 14 Flat N, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 12 Flat F, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 11 Flat M, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 14 Flat M, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 14 Flat K, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 13 Flat P, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 13 Flat K, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 6 Flat M, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 11 Flat G, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 5 Flat H, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 5 Flat F, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 4 Flat O, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 3 Flat J, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 3 Flat G, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 4 Flat G, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 4 Flat E, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 3 Flat N, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 11 Flat F, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 10 Flat F, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 1 Flat N, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Paper Science Building, 79 Sackville Street, Manchester, M1 3NJ

Flat P, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Flat G, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 9 Flat F, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 9 Flat H, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 9 Flat N, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 7 Flat O, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 2 Flat K, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 15 Flat K, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 14 Flat F, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 14 Flat J, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 13 Flat L, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 6 Flat J, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 2 Flat O, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 10 Flat M, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 10 Flat H, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Flat N, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 8B Flat G, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 8A Flat H, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 9 Flat K, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 9 Flat L, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 8B Flat P, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
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Room 15 Flat N, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 15 Flat E, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 11 Flat K, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 11 Flat J, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 14 Flat G, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 13 Flat M, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 6 Flat N, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
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Room 2 Flat P, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Flat M, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Wardens Flat, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 8B Flat H, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 9 Flat J, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
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Room 10 Flat O, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
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Room 3 Flat F, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 4 Flat L, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 3 Flat M, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Pariser Building, 87 Sackville Street, Manchester, M1 3NJ
Room 10 Flat L, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 1 Flat M, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 1 Flat H, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
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Room 8A Flat P, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Room 12 Flat K, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
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Room 1 Flat J, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
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Flat K, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Flat J, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA
Flat F, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL