HABITAT AND HERITAGE STATEMENT
Vodafone Ltd Ethernet Fibre Service Modification
Denison House
71 Denison Road, Manchester, M14 5RX

Applicant: Vodafone Ltd
End User: The Consulate General of the People's Republic of China
Building Status: Grade II Listed Building
Proposal: Modification of Existing Ethernet Fibre Service (Relocation of Service Termination from First Floor Communications Room to Basement Communications Room)
Prepared in Support of: Listed Building Consent Application
Date: September 2026

1.0 INTRODUCTION

1.1 Background

This Habitat and Heritage Statement has been prepared in support of a Listed Building Consent application relating to telecommunications works at Denison House, 71 Denison Road, Manchester, M14 5RX.
The proposal relates to the modification of an existing Vodafone Ethernet fibre optic service serving The Consulate General of the People's Republic of China. The existing service currently terminates within a first-floor communications room. The proposed works involve relocating the service termination equipment to a newly designated communications room located within the basement.
The development does not constitute a new telecommunications installation but rather the relocation and reconfiguration of an existing operational fibre optic service.
The proposed works have been specifically designed to minimise intervention within the historic fabric of the Grade II listed building through the use of existing infrastructure, established service routes and existing access points wherever practicable.

1.2 Purpose of Statement

This statement has been prepared to:

- Describe the proposed telecommunications works.
- Assess potential impacts upon the significance of the Grade II listed building.
- Assess potential ecological and habitat implications.
- Demonstrate compliance with national heritage and biodiversity policies.
- Identify mitigation measures designed to protect the historic environment and ecological interests.

2.0 SITE DESCRIPTION AND EXISTING SITUATION

2.1 Site Description

Denison House is a Grade II listed building located on Denison Road in Manchester and is occupied by The Consulate General of the People's Republic of China.
The building is already connected to the telecommunications network and contains existing telecommunications infrastructure associated with the operation of the premises.

2.2 Existing Telecommunications Infrastructure

An operational fibre optic circuit currently enters the building at first-floor level through an established cable entry point and terminates within a first-floor communications room.
Existing infrastructure associated with the service includes:

- Existing fibre optic cabling.
- External cable routes.
- Surface-mounted service infrastructure.
- Telecommunications termination equipment.
- Existing cable entry points.

The proposed scheme therefore represents a modification to existing infrastructure rather than the provision of a new service.

3.0 PROPOSED DEVELOPMENT

The proposed works comprise the following:

- Installation of approximately 20 metres of external black Customer Optical Fibre (COF) cable from the existing Multi-Circuit Box (MCB) identified as YYHOF/1A.
- Formation of a single new cable penetration through an existing first-floor window frame adjacent to the current cable entry location.
- Routing of the new external fibre cable alongside an existing black power cable serving an external light fitting.
- Continuation of the route down the building elevation following existing pipework and established service routes.
- Re-use of an existing basement cable entry point, avoiding additional penetrations through the building fabric.
- Installation of a new Dual Circuit Box (DCB) at the basement entry point.
- Installation of approximately 10 metres of internal white COF cable between the DCB and the communications cabinet located within the basement communications room.
- Termination and commissioning of the relocated fibre service within the basement communications cabinet.

No excavation works, demolition works, structural alterations, or changes to the appearance of the building's principal elevations are proposed.

4.0 HERITAGE IMPACT ASSESSMENT

4.1 Legislative and Planning Policy Context

Denison House is a designated Grade II listed building and therefore benefits from statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990.

In accordance with Sections 16 and 66 of the Act, decision-makers must have special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest.

This assessment has also been undertaken with reference to the National Planning Policy Framework (NPPF), particularly Chapter 16, which seeks the conservation and enhancement of the historic environment and requires great weight to be afforded to the conservation of designated heritage assets.

The assessment has additionally had regard to Historic England guidance concerning the installation of modern services within historic buildings.

4.2 Significance of the Heritage Asset

The significance of Denison House derives from:

- Its designation as a Grade II listed building.
- The survival of historic building fabric and architectural detailing.
- Its historic and architectural interest.
- Its contribution to the surrounding historic townscape.
- The evidential and communal value embodied within the historic structure.

The building's significance is principally derived from its architectural form, external appearance and surviving historic fabric rather than its modern telecommunications infrastructure.

4.3 Assessment of Impact

Existing Telecommunications Infrastructure

The property is already served by an operational fibre optic circuit. The proposal therefore represents a modification to an existing service rather than the introduction of entirely new telecommunications infrastructure.

External Cable Route

The proposed fibre cable will be installed alongside existing telecommunications equipment, service routes and pipework.

Consequently, the cable will appear within an area already characterised by modern service infrastructure, thereby minimising visual impact.

Historic Fabric

The proposal requires a single new cable penetration.

Importantly, this penetration will be formed through an existing window frame rather than through historic masonry.

This approach minimises intervention within the historic fabric and ensures the works remain substantially reversible.

Existing Basement Entry Point

The proposed works make use of an existing basement cable entry point.

This avoids further penetrations through historic walls and significantly reduces the extent of physical intervention.

Internal Works

Internal works are confined to communications rooms and service areas and will not impact upon significant architectural features or historic interior fabric.

Telecommunications Equipment

The proposed Dual Circuit Box is modest in scale and will be installed within an area already associated with telecommunications and building services infrastructure.

Its installation will not alter the character or significance of the listed building.

4.4 Assessment of Harm

The proposed works constitute a minor and reversible intervention.

The development:

- Retains the vast majority of historic fabric unaffected.
- Avoids intervention into historic masonry wherever practicable.
- Utilises existing telecommunications routes.
- Introduces no alteration to the architectural form of the building.
- Results in negligible visual change.

The proposal is therefore considered to preserve the significance of the Grade II listed building.

In NPPF terms, the proposal would result in no harm to the significance of the designated heritage asset.

4.5 Heritage Conclusion

The proposed works have been specifically designed to minimise intervention into the historic fabric of Denison House.

The scheme:

- Uses existing telecommunications infrastructure wherever possible.
- Follows established service routes.
- Minimises the need for new penetrations.
- Is fully reversible.
- Preserves the special architectural and historic interest of the listed building.

The proposals are therefore considered compliant with national and local heritage policy and satisfy the statutory duty to preserve the significance of the heritage asset.

5.0 ECOLOGY AND HABITAT ASSESSMENT

5.1 Policy Context

The National Planning Policy Framework requires planning decisions to contribute towards protecting and enhancing biodiversity while ensuring developments avoid adverse ecological impacts.

The proposed works comprise minor telecommunications alterations to an existing developed site and therefore present a low ecological risk.

5.2 Existing Ecological Conditions

The site comprises an existing occupied building situated within a developed urban environment.

Works are confined to:

- Existing elevations.
- Existing telecommunications routes.
- Existing service corridors.
- Existing communications rooms.
- Existing cable entry points.

No vegetation or habitat features are affected by the proposed development.

5.3 Habitat Assessment

The proposal:

- Does not require vegetation clearance.
- Does not require tree removal.
- Does not involve excavation works.
- Does not affect landscaped areas.
- Does not alter ground conditions.
- Does not affect watercourses.
- Does not affect designated ecological sites.
- Does not result in habitat loss or habitat fragmentation.

The development is confined entirely to existing building surfaces and established service routes.
No habitats will be removed, damaged or degraded.

5.4 Protected Species
The proposal does not involve disturbance to features commonly associated with protected species.
Specifically:

- No roof spaces will be affected.
- No roof coverings, eaves or soffits will be disturbed.
- No mature trees will be impacted.
- No nesting habitat will be removed.
- No bat access points will be obstructed.
- No structural demolition works are proposed.

The proposal is therefore considered to present negligible risk to protected species including bats and nesting birds.

5.5 Precautionary Measures
As a precaution, the following measures shall be implemented:

- Engineers will undertake a visual inspection of working areas before commencement.
- Should evidence of bats, nesting birds or other protected species be identified, works will cease immediately and advice will be sought from a suitably qualified ecologist.
- Construction materials and waste shall be appropriately managed and removed from site.
- Good housekeeping procedures will be maintained throughout the installation works.

5.6 Ecology Conclusion
The proposed works are confined to an existing developed building and established service routes.
The development will:

- Cause no habitat loss.
- Cause no habitat fragmentation.
- Have no measurable impact on biodiversity.
- Present negligible risk to protected species.

The proposal is therefore considered acceptable from an ecological perspective.

6.0 MITIGATION MEASURES
The following measures will be employed throughout the works:

- Existing service routes and infrastructure will be used wherever practicable.
- New cabling will be routed adjacent to existing services to reduce visual impact.
- Fixings will be kept to the minimum necessary for a secure installation.
- The new cable entry point will be formed through a window frame rather than historic masonry.
- Works will be undertaken by suitably trained telecommunications engineers.
- Any accidental damage to historic fabric will be immediately reported and repaired using appropriate materials and methods.
- Good housekeeping standards will be maintained throughout the duration of the works.
- The installation will remain reversible wherever reasonably practicable.

7.0 CONCLUSION
The proposed development comprises the relocation of an existing Vodafone Ethernet fibre service serving The Consulate General of the People's Republic of China at Denison House, Manchester.
The scheme has been carefully designed to minimise intervention into the historic fabric of the Grade II listed building through the use of existing telecommunications infrastructure, established cable routes and existing service entry points.
The works are minor in scale, reversible in nature and will preserve the special architectural and historic interest of the listed building.
Furthermore, the development will not affect ecological habitats, biodiversity resources or protected species.
It is therefore concluded that the proposal will preserve the significance of Denison House as a Grade II listed building, result in no harm to the designated heritage asset, and have no adverse impact upon habitats or ecology.
Accordingly, the proposed development is considered suitable for the granting of Listed Building Consent.