

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

29 June 2026

Application reference

PL/2026/0034

Address

Land on west side of Hanson Street, Middleton, M24 6AG

Proposal

Change of use from vacant industrial yard to modular data centre comprising four prefabricated modular units with chiller units on the roof, two transformers, external steps to roof and 2.4m high palisade boundary fencing

Affected Heritage Assets

Designated heritage assets

- Middleton Town Centre Conservation Area

Non-designated heritage assets

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Summary

No objections

Assessment

The application site lies to the east of the Middleton Town Centre Conservation Area. The Whit Brook is the boundary of the Conservation Area. There is mature landscaping along this part of the conservation area boundary, which offers screening. The site was formerly used as a recycling and waste transfer centre. The application submission advises that it is now vacant. On the site there is a metal canopy structure, as well as metal fencing along the road boundary. Its immediate context is industrial, with utilitarian metal buildings and compounds, including a gas reserve plant granted in 2021, adjacent to the Whit Brook.

The proposal is for the removal of the metal canopy structure and the installation of four new modular buildings with chillers above, and associated infrastructure, including palisade fencing.

The proposed data centre would be seen in this context and would be physically separate from the conservation area boundary. It is also noted that the structures would be relatively low level.

Given the above, it is considered that the proposal would have a neutral impact on the significance of the Middleton Town Centre Conservation area. It would preserve its character and appearance.

Re-consultation

Only in the event of substantial changes