

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Cornerstone
C/o Agent

Agent (if used)

Mr Jamaal Hafiz
Clarke Telecom
Unit E Madison Place
Northampton Road
Manchester
M40 5AG

Part 1 – Particulars of the application/development

Proposal: Installation of 22m monopole supporting 6no. new antennas, 12no. ERS Units, 1no. GPS module and associated ancillary equipment thereto following removal of existing 15m lattice tower, 6no. antennas & 9no. Remote Radio Units

Location: Land Of Altrincham Road , Wythenshawe Interchange, Sharston, Manchester, M22 4AA

Date of application: 1 March 2022

Application number: 133096/FO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

The application has been determined in a positive and proactive manner. In this instance no issues have arisen during consideration of the application and a decision has been issued within statutory timescales.

Condition(s) attached to this decision

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Proposed site plan Ref: 201 Rev D; Proposed south elevation Ref: 301 Rev D received by the City Council as local planning authority on the 1st March 2022

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.

3) No structure (including foundations) where the design, construction, maintenance, or demolition of that structure may affect the safety of the highway, highway structure, or that of the highway user (i.e. its overall height is greater than the distance to the highway boundary), shall be constructed unless the design of that structure and foundations has been undertaken in accordance with the Design Manual for Roads & Bridges Standard CG 300 (Technical Approval of Highway Structures) and approved by a competent Technical Approval Authority. The design of the structure shall be submitted to and approved in writing by the City Council as local planning authority prior to its installation and be completed in accordance with the agreed details.

Reason: To ensure the continued safe operation of the Strategic Road Network pursuant to policy DM1 of the Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

It is a policy requirement under the standards governing highway safety and design (i.e. the Design Manual for Roads and Bridges (DMRB)) that such structures outside the highway boundary, where the design, construction, maintenance or demolition of the structure may affect the highway, highway structure, or that of the highway user, requires formal technical approval by a competent Technical Approval Authority. This is outlined as a requirement in DMRB Standard CG 300.

As such, technical approval will be required if the telecommunications mast proposed in this application is to be located within 'falling distance' of the highway boundary (i.e. its overall height is greater than the distance to the highway boundary).

To initiate the technical approvals process, the applicant may contact:

Phil Crimes
Safety Engineering & Standards Division
National Highways
Piccadilly Gate
Store Street
MANCHESTER
M1 2WD
Email: Phillip.Crimes@highwaysengland.co.uk

RAMS, crane and plant use and excavation and earthwork within 10m of the railway boundary on site must be agreed with Network Rail.

Submit the attached form to: AssetProtectionLNWNorth@networkrail.co.uk

The applicant is advised that the application site is located within land that may be required to construct and/or operate Phase 2b of a high speed rail line from Crewe to Manchester, known as High Speed Two. Powers to construct and operate High Speed Two are to be sought by promoting a hybrid Bill in Parliament and as a result the application site may be compulsorily purchased. In addition as the HS2 project is not yet at a detailed design stage the applicant is advised to closely follow ongoing progress of the HS2 programme.

The applicant is reminded of the guidance for the use of cranes in the vicinity of an Aerodrome. The new guidance about cranes can be found here:

<https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

Date: 26 April 2022

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.