

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132033/TEL/2021

Date registered valid: 25 October 2021

Proposal: Prior Approval for the installation of 6 no. existing antennas located on new support poles on the rooftop together with 1 no. dish pole with associated cabinets and other associated works

Address: Ac Hotel By Marriott, 15 Mason Street, Manchester, M4 5FT

Ward(s): Piccadilly Ward

Applicant: MBNL 6th Floor Thames Tower, Station Road, Reading, RG1 1LX

Agent (if any): Damian Hosker WHP Telecoms Limited 1a Station Court, Station Road, Guiseley, Leeds, LS20 8EY

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 January 2022

Application details

Type of application: Telecommunication Application

Development type: Change of use

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 1 November 2021 Expired: 22 November 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site consists of the Marriott Hotel which was approved planning permission in 2018 for the erection of a 9 storey building to form a 224-bed apart-hotel (use class C1) with associated public realm, landscaping and other associated works.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site is located in the New Cross area which is being transformed as part of the delivery of the New Cross Development Framework. It seeks to deliver a residential led redevelopment and regeneration of the area in order to provide new homes, in a sustainable location, to support the City's population growth.

Several developments have been completed or are near completion such as Stay City apart hotel and a residential scheme along Oldham Road. Other schemes have been granted planning permission or have recently commenced.

The area is highly sustainable. The Northern Quarter, Ancoats and NOMA are a short distance from the New Cross and provide access to a wide range of retail, amenities and services along with a vibrant evening economy. Victoria Station is a short walk from the site providing access to trains, trams and bus services.

Description of development

Prior Approval for the installation of 6 no. existing antennas located on new support poles on the rooftop together with 1 no. dish pole with associated cabinets and other associated works

Consultations & Notification Responses

Local residents/public opinion – No comments received

Policy

Manchester Core Strategy (2012) – SP1, EN1 and DM1

Unitary Development Plan for the City of Manchester (1995) – Relevant saved policy DC17

NPPF

Issues

Principle

The installation of the telecommunication equipment to the roof of the building is considered to be acceptable in this instance. The applicant has outlined that there is a requirement for the equipment in the area due to the removal of existing equipment from an adjacent site which is being removed due to redevelopment.

The application site is located in a regeneration area and therefore up to date telecommunication equipment is a necessary requirement in a modern city.

Visual amenity

The installation would principally consist of the installation of two main antennas along with associated equipment cabinets to the roof of the building in association with the existing plant area.

Discussions have taken place with the applicant during the course of the planning application to test and understand the visual impact of the installation.

New Cross consists of a tight grid network of building and vacant development sites. The character of the area is building which are situated to the back of footpath and extend to various heights between 6-10 storey.

Visual images supplied by the applicant demonstrate that from most perspectives the antennas would not be visible on the roof of the building at ground level. There are a couple of perspectives where the roofscape would be more visible (from Thompson Street and Angel Street). Whilst the antennas would be visible from these vantage points, the adjacent plots are currently vacant and will at some stage be developed further screening the roofscape of this building and the equipment.

The plant would remain hidden behind the parapet of the building which is acceptable.

In the interim period, the applicant has agreed to paint the antenna a light colour so that they appear lightweight to the roof of the building and minimise their impact. This is welcomed. It is also considered that a roof installation is favourable to a pole mounted system in the street scape which would be more visible and harmful to the area.

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 policies 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

Article 35 Declaration

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. In this case a change to the colouration of the proposed cabinets was sought. This matter has been addressed, and the proposal is considered to be in accordance with City Council policy.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The City Council is satisfied that this development has been sited and designed to minimise the impact on residential amenity and the visual amenity of the surrounding area. The proposal is also suitably sited to ensure there is no detriment to highway and pedestrian safety. Accordingly, the proposal complies with Section 10 of the National Planning Policy Framework, policies SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policy DC17.1 (Telecommunications) of the Unitary Development Plan for the City of Manchester.

Consent is hereby granted in accordance with the following drawings and documents:

1570005_MAN435_79787_M004 Rev D which confirms that the Antennas will be coloured light grey RAL 7035 stamped as received by the City Council, as Local Planning Authority, on the 7 January 2022.

Other associated documents stamped as received by the City Council, as Local Planning Authority, on the 25 October 2021

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC17.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework (NPPF).

Appendix 1 – List of consultees & neighbours notified

Flat 14, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 13, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 12, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 11, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 10, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 9, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 8, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 7, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 6, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 5, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 4, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 3, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 2, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 1, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
First Floor, 58 Swan Street, Manchester, M4 5JU
Ground Floor, 58 Swan Street, Manchester, M4 5JU
Country Panels, 55 Cable Street, Manchester, M4 5DF
Good Look Knitwear, 55 Cable Street, Manchester, M4 5DF
First Floor, 1 Mason Street, Manchester, M4 5FT
First Floor, 2 Rochdale Road, Manchester, M4 4JR
Basement, 2 Rochdale Road, Manchester, M4 4JR
2 Rochdale Road, Manchester, M4 4JR
40 - 44 Swan Street, Manchester, M4 5JG
15 Cable Street, Manchester, M4 5EG
E And A Autos, 15 Cable Street, Manchester, M4 5EG
Ground Floor, 55 Cable Street, Manchester, M4 5DF
Ground Floor Unit 3, 55 Cable Street, Manchester, M4 5DF
Unit 1 Part First Floor, 2 Rochdale Road, Manchester, M4 4JR
Ground Floor Unit 2, 55 Cable Street, Manchester, M4 5DF
First Floor Unit 3, 55 Cable Street, Manchester, M4 5DF
First Floor Unit 4, 55 Cable Street, Manchester, M4 5DF
Basement, 55 Cable Street, Manchester, M4 4JR
Second Floor, 58 Swan Street, Manchester, M4 5JU
Third Floor, 58 Swan Street, Manchester, M4 5JU
58 Swan Street, Manchester, M4 5JU
62 - 64 Swan Street, Manchester, M4 5JU
60 Swan Street, Manchester, M4 5JU
66 Swan Street, Manchester, M4 5JU
68 Swan Street, Manchester, M4 5JU
40 Swan Street, Manchester, M4 5JG
John Swift Building, 19 Mason Street, Manchester, M4 5FT
55 Cable Street, Manchester, M4 5DF
1 Mason Street, Manchester, M4 5FT
Second Floor, 1 Mason Street, Manchester, M4 5FT
28 Mason Street, Manchester, M4 5EY
50 Swan Street, Manchester, M4 5JU
56 Swan Street, Manchester, M4 5JU
44 Addington Street, Manchester, M4 5EU

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

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

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: NORTH1