

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131319/FO/2021
Date registered valid:	11 August 2021
Proposal:	Installation of 25m high lattice telecommunications tower supporting 6 no. upgraded antennas, and 1 no. equipment cabinet, and ancillary equipment, including the installation of 1 no. GPS module following removal of existing mast
Address:	Telecommunications Site, Land At Crewe Road Fishing Ponds, Crewe Road, Manchester, M23 9BE
Ward(s):	Brooklands Ward
Applicant:	Cornerstone and Vodafone Limited Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA
Agent (if any):	Miss Vicky Parsons, Clarke Telecom, Unit E Madison Place, Northampton Road, Manchester, M40 5AG
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	6/10/21



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 6/10/2021

Standard consultations:

Printed: 18 August 2021 Expired: 8 September 2021

Neighbour notifications

Printed: 18 August 2021 Expired: 8 September 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/area

Wooded area with fishing ponds located to the north of Crewe Road, a cul-de-sac that serves a modest industrial estate. Within the wooded area stands a telecommunications monopole and associated cabins and fencing. To the west and south of the site there are industrial units. The whole wood is fenced off, access to which is restricted to the members of the fishing club.

Listed building: no

Conservation area: no

Tree Preservation Order: no

Description of development

The applicant is proposing to install a 25m high lattice telecommunications tower which would support 6 no. upgraded antennas, along with 1 no. equipment cabinet and ancillary equipment, including the installation of 1 no. GPS module following removal of existing mast

Consultations & Notification Responses

Local Residents/Businesses – no comments received.

Manchester Airport Safeguarding Officer – no objection, recommend informative re: the use of cranes

Policies

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces

significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, the most relevant of which are:-

- ☐ Appropriate siting, layout, scale, form, massing, materials and detail.
- ☐ Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- ☐ Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- ☐ Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- ☐ Community safety and crime prevention.
- ☐ Vehicular access and car parking.
- ☐ Effects relating to biodiversity, landscape, archaeological or built heritage.

Saved UDP Policy DC17 – Policy DC17, "Telecommunications", states that applications for telecommunications will normally be approved if the Council can be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas. The City Council will expect the potential of existing buildings and masts to be fully explored before agreeing to additional separate development.

Issues

Principle of the Proposal – The principle of the proposal is considered acceptable given the previous consent on the site for a 20 metre high mast. Notwithstanding this, the impact upon residential and visual amenity must be assessed, along with impact on trees and parking for the private fishing club.

Impact on Trees – As the new mast is to be installed within the existing compound no trees are required to be felled to accommodate it. It may be the case that minor branches that have grown over the compound need to be trimmed back but given the tree coverage this would be acceptable.

Residential and Visual Amenity – Though the lattice tower would project above the tree canopy it would not be readily visible from the adjoining footpaths given the depth of the site and the existing tree coverage. As such, it is not considered that the proposal would have a detrimental impact upon the levels of residential and visual amenity enjoyed by those residents who overlook the site.

Pedestrian and Highway Safety – The level of car parking on offer to the fishing club would remain unaltered and as such the proposal would not have a detrimental impact upon existing levels of pedestrian and highway safety to the site.

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 applicant in a positive and proactive manner to resolve any matters arising in relation to dealing with the planning application.

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

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 stamped as received on 11 August 2021.

a) Drawing nos.100a,101a,200a, 201a, 300a and 301a

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.

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer

17 Moor Road, Manchester, M23 9BQ
271 Wythenshawe Road, Manchester, M23 9DE
251 Wythenshawe Road, Manchester, M23 9DE
241 Wythenshawe Road, Manchester, M23 9DE
26 Moor Road, Manchester, M23 9BG
30 Moor Road, Manchester, M23 9BG
271A Wythenshawe Road, Manchester, M23 9DE
269 Wythenshawe Road, Manchester, M23 9DE
267 Wythenshawe Road, Manchester, M23 9DE
265 Wythenshawe Road, Manchester, M23 9DE
263 Wythenshawe Road, Manchester, M23 9DE
261 Wythenshawe Road, Manchester, M23 9DE
257 Wythenshawe Road, Manchester, M23 9DE
259 Wythenshawe Road, Manchester, M23 9DE
253 Wythenshawe Road, Manchester, M23 9DE
255 Wythenshawe Road, Manchester, M23 9DE
249 Wythenshawe Road, Manchester, M23 9DE
247 Wythenshawe Road, Manchester, M23 9DE
245 Wythenshawe Road, Manchester, M23 9DE
243 Wythenshawe Road, Manchester, M23 9DE
239 Wythenshawe Road, Manchester, M23 9DE
237 Wythenshawe Road, Manchester, M23 9DE
235 Wythenshawe Road, Manchester, M23 9DE
24 Moor Road, Manchester, M23 9BG
32 Moor Road, Manchester, M23 9BG
28 Moor Road, Manchester, M23 9BG
20 Moor Road, Manchester, M23 9BG
22 Moor Road, Manchester, M23 9BG
18 Moor Road, Manchester, M23 9BG
19 Moor Road, Manchester, M23 9BQ
13 Moor Road, Manchester, M23 9BQ
15 Moor Road, Manchester, M23 9BQ
11 Moor Road, Manchester, M23 9BQ
Flat 15, 246 Lawnhurst Avenue, Manchester, M23 9SB
Flat 14, 246 Lawnhurst Avenue, Manchester, M23 9SB
Flat 13, 246 Lawnhurst Avenue, Manchester, M23 9SB
Flat 12, 246 Lawnhurst Avenue, Manchester, M23 9SB
Flat 11, 246 Lawnhurst Avenue, Manchester, M23 9SB
Flat 10, 246 Lawnhurst Avenue, Manchester, M23 9SB
Flat 9, 246 Lawnhurst Avenue, Manchester, M23 9SB
Flat 8, 246 Lawnhurst Avenue, Manchester, M23 9SB
Flat 7, 246 Lawnhurst Avenue, Manchester, M23 9SB
Flat 6, 246 Lawnhurst Avenue, Manchester, M23 9SB
Flat 5, 246 Lawnhurst Avenue, Manchester, M23 9SB
Flat 4, 246 Lawnhurst Avenue, Manchester, M23 9SB
Flat 3, 246 Lawnhurst Avenue, Manchester, M23 9SB
Flat 2, 246 Lawnhurst Avenue, Manchester, M23 9SB
Flat 1, 246 Lawnhurst Avenue, Manchester, M23 9SB
Flat 16, 244 Lawnhurst Avenue, Manchester, M23 9SB
Flat 15, 244 Lawnhurst Avenue, Manchester, M23 9SB

Flat 14, 244 Lawnhurst Avenue, Manchester, M23 9SB
Flat 13, 244 Lawnhurst Avenue, Manchester, M23 9SB
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Flat 8, 244 Lawnhurst Avenue, Manchester, M23 9SB
Flat 7, 244 Lawnhurst Avenue, Manchester, M23 9SB
Flat 6, 244 Lawnhurst Avenue, Manchester, M23 9SB
Flat 5, 244 Lawnhurst Avenue, Manchester, M23 9SB
Flat 4, 244 Lawnhurst Avenue, Manchester, M23 9SB
Flat 3, 244 Lawnhurst Avenue, Manchester, M23 9SB
Flat 2, 244 Lawnhurst Avenue, Manchester, M23 9SB
Flat 1, 244 Lawnhurst Avenue, Manchester, M23 9SB
Flat 13, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 12, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 11, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 10, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 9, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 8, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 7, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 6, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 5, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 4, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 3, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 2, 242 Lawnhurst Avenue, Manchester, M23 9SB
Flat 1, 242 Lawnhurst Avenue, Manchester, M23 9SB
Waterside Court, Crewe Road, Manchester, M23 9BE
Suite E First Floor, Waterside Court, Crewe Road, Manchester, M23 9BE
Suite F First Floor, Waterside Court, Crewe Road, Manchester, M23 9BE
Ground Floor And First Floor, Waterside Court, Crewe Road, Manchester, M23 9BE
Ground Floor Rear, Waterside Court, Crewe Road, Manchester, M23 9BE
Vacant Part First Floor, Waterside Court, Crewe Road, Manchester, M23 9BE
Ground Floor Block B, The Oaks Business Park, Crewe Road, Manchester, M23 9BE
Acuma Solutions Suite B And C Gnd Floor, Waterside Court, Crewe Road, Manchester, M23 9BE
First Floor, Waterside Court, Crewe Road, Manchester, M23 9BE
Ground Floor Suite A, Waterside Court, Crewe Road, Manchester, M23 9BE
3 The Oaks Business Park, Crewe Road, Manchester, M23 9JE
Ultra Electronic Airport Systems Heron House, The Oaks Business Centre, Crewe Road, Manchester, M23 9SS
Heron House, The Oaks Business Park, Crewe Road, Manchester, M23 9HZ
Block A, The Oaks Business Park, Crewe Road, Manchester, M23 9BE
V G Trittech, Crewe Road, Manchester, M23 9BE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH

