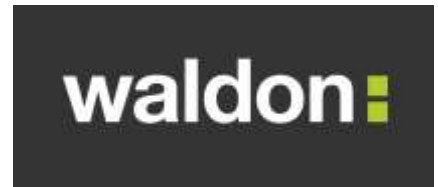


Waldon Telecom Ltd
Phoenix House
Pyrford Road
West Byfleet
Surrey
KT14 6RA

Telephone
01932 411011
Facsimile
01932 411012

Email
enq@waldontelecom.com
Website
waldontelecom.com



Our ref. NA/MBNL93688
Planning Portal ref: PP-09915255

Chief Planning Officer
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

7th June 2021

Submitted via Planning Portal

Dear Sir/Madam,

TOWN & COUNTRY PLANNING ACT 1990
APPLICATION FOR THE REMOVAL/VARIATION OF A CONDITION FOLLOWING A GRANT OF
PLANNING PERMISSION

UMIST UMTECH PLAYING FIELDS, MEA CENTRAL, 60A LYTHAM ROAD, MANCHESTER, M14 6PL.
(NGR: E386630, N394370)

Please find enclosed an application seeking a variation of condition to planning permission 123782/FO/2019, granted to MBNL by the Local Authority on 24 July 2019.

The approved development (123782/FO/2019) comprises:

"Installation of 25 metre high telecommunications mast including 6 no. antennas, 3 no. 600 millimetre dish antennas and 1 no. 300 millimetre dish antenna and associated apparatus and ancillary works following removal of existing telecommunications mast and associated apparatus".

The application site currently accommodates a 25 metre high telecommunications mast including 6no antennas and 1no 300 millimetre transmission dish, plus a large equipment cabin and ancillary development thereto.

For the avoidance of doubt, the permission granted under application 123782/FO/2019 has **not** been implemented.

As discussed with Robert Griffin, Principle Planner for Manchester City Council, in May 2021, the nature of the revision of the proposed upgraded scheme should be dealt with by a variation of condition application. The proposed variation is as follows:

Approved application 123782/FO/2019 proposed the relocation and replacement of a 25 metre high telecommunications mast within the secure fenced compound.

The revised scheme will replace the existing 25 metre high telecommunications mast with another 25 metre high telecommunications mast, **on the same footprint** as the existing mast – i.e. the mast will not be relocated within the secure fenced compound (as was approved under application 123782/FO/2019).

As the Local Authority have already assessed the upgrading of this established base station as acceptable, with one 25 metre high mast being removed, and replaced, approximately 10 metres away, by a more robust 25 metre high mast, then it is anticipated that the revised scheme will also be acceptable.

Whilst the revised scheme is essentially the same as the approved application 123782/FO/2019, the antennas will sit with a top height of 26 metres, on a 25 metre-high mast. As the Council will be aware, it is the structure which requires permission, not the antennas. As such, in this instance, a 25m mast will be replaced by a 25 metre mast.

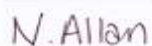
Additionally, the proposed relocation of the mast, as approved within application 123782/FO/2019, is no longer required, as the revised scheme proposes that the new mast will sit on the same footprint as the existing mast. This is considered acceptable from an environmental and town planning perspective, and it is anticipated that Officer support will be forthcoming to ensure that all of the public benefits of an upgraded base station, previously recognised by the Local Authority, can be brought forward and realised.

The following documents are enclosed:

- Application form;
- Application fee (payment has been made electronically via the Portal);
- Existing Site Plan and Existing Elevation Plan;
- Proposed Site Plan and Proposed Elevation Plan, as approved under permission 123782/FO/2019;
- New Proposed Maximum Configuration Site Plan and New Proposed Maximum Configuration Elevation Plan;
- ICNIRP Certificate

We look forward to your acknowledgement and decision in due course.

Yours sincerely,

A handwritten signature in blue ink that reads "N. Allan".

Nick Allan
Waldon Telecom Ltd
For MBNL (EE Ltd and H3G UK Ltd)

Tel: 07376 363 038

E-mail: nick.allan@waldontelecom.com