

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126836/TEL/2020

Date registered valid: 1 May 2020

Proposal: Prior Approval for the installation of 20m column supporting 6 no. antennas, 2 no. transmission dishes, 2 no. equipment cabinets and ancillary development including a GPS module and 3 no. Remote Radio Units (RRUs)

Address: Footpath Adjacent To Junction Of Blackley New Road/Middleton Road Manchester, M8 4NA

Ward(s): Higher Blackley Ward

Applicant: Clarke Telecom Ltd C/o Agent

Agent (if any): Mr Richard Morison Pegasus Planning Group Ltd First Floor South Wing Equinox North, Great Park Road, Almondsbury, Bristol, BS32 4QL

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: s.mccoombe@manchester.gov.uk

Recommendation:

Date of recommendation: 15 June 2020

Application details

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 1 June 2020 Expired: 15 June 2020

Neighbour notifications

Printed: 1 June 2020 Expired: 15 June 2020

Site notice

Posted: 22 May 2020 Expired: 12 June 2020

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Issues

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:

Article 35 Declaration

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

1) The City Council is satisfied with the siting and appearance of the proposed telecommunication installation, 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). The consent hereby provided shall ensure the installation be carried out only in accordance with drawings numbered 100/B, 201/C and 301/C received by the City Council as Local Planning Authority on 31 May 2020, together with accompanying information received by the City Council as Local Planning Authority on 1 May 2020.

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

Highway Services
Highway Services
Bury Metropolitan Borough Council

220 Middleton Road, Manchester, M8 4NA
218 Middleton Road, Manchester, M8 4NA
198 Middleton Road, Manchester, M8 4NA
190 Middleton Road, Manchester, M8 4NA
8 Carr Bank Avenue, Manchester, M9 8FT
6 Carr Bank Avenue, Manchester, M9 8FT
4 Carr Bank Avenue, Manchester, M9 8FT
22 Carr Bank Avenue, Manchester, M9 8FT
2 Carr Bank Avenue, Manchester, M9 8FT
16 Carr Bank Avenue, Manchester, M9 8FT
10 Carr Bank Avenue, Manchester, M9 8FT
205 Middleton Road, Manchester, M8 4LR
207 Middleton Road, Manchester, M8 4LR
209 Middleton Road, Manchester, M8 4LR
211 Middleton Road, Manchester, M8 4LR
213 Middleton Road, Manchester, M8 4LR
215 Middleton Road, Manchester, M8 4LR
United Schul, 88 Meade Hill Road, Manchester, M8 4LP
61 Meade Hill Road, Manchester, M8 4LW
261 Middleton Road, Manchester, M8 4LX
263 Middleton Road, Manchester, M8 4LX
265 Middleton Road, Manchester, M8 4LX
267 Middleton Road, Manchester, M8 4LX
269 Middleton Road, Manchester, M8 4LX
271 Middleton Road, Manchester, M8 4LX
273 Middleton Road, Manchester, M8 4LX
275 Middleton Road, Manchester, M8 4LX
18 Carr Bank Avenue, Manchester, M9 8FT
303 Blackley New Road, Manchester, M9 8ET
196 Middleton Road, Manchester, M8 4NA
194 Middleton Road, Manchester, M8 4NA
192 Middleton Road, Manchester, M8 4NA
20 Carr Bank Avenue, Manchester, M9 8FT
14 Carr Bank Avenue, Manchester, M9 8FT
420 Blackley New Road, Manchester, M9 8FR
418 Blackley New Road, Manchester, M9 8FR
212 Middleton Road, Manchester, M8 4NA
214 - 216 Middleton Road, Manchester, M8 4NA
Ground Floor, 214 - 216 Middleton Road, Manchester, M8 6NA
Basement, 214 - 216 Middleton Road, Manchester, M8 6NA
208 Middleton Road, Manchester, M8 4NA
216 Middleton Road, Manchester, M8 6NA
5 Middleton Court, 212 Middleton Road, Manchester, M8 4NA
4 Middleton Court, 212 Middleton Road, Manchester, M8 4NA
3 Middleton Court, 212 Middleton Road, Manchester, M8 4NA
2 Middleton Court, 212 Middleton Road, Manchester, M8 4NA
1 Middleton Court, 212 Middleton Road, Manchester, M8 4NA
222 Middleton Road, Manchester, M8 4NA

200 Middleton Road, Manchester, M8 4NA
12 Carr Bank Avenue, Manchester, M9 8FT
422 Blackley New Road, Manchester, M9 8FR
416 Blackley New Road, Manchester, M9 8FR
301 Blackley New Road, Manchester, M9 8ET

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1