

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143288/TEL/2025

Date registered valid: 24 June 2025

Proposal: Prior Approval for Installation of a new head frame at the top of the monopole including replacement of 3no. existing antennas with 3no. new antennas, installation of GPS node and ancillary equipment.

Address: Banks Brewery , Wendover Road, Manchester, M23 9ER

Ward(s): Brooklands Ward

Applicant: Cellnex UK Limited

Agent (if any): Mr Chris Weir Dot Surveying Limited

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13/08/2025

Application details

Type of application: Telecommunication Application

Development type: Notifications

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 June 2025 Expired: 18 July 2025

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

The application relates to an existing telecoms mast within the parking area of the 'Kings Meadows' residential block. The area is predominantly residential consisting of 2-3 storey residential dwellings with some ground floor commercial units nearby on Wendover Road.



Listed building: Not applicable

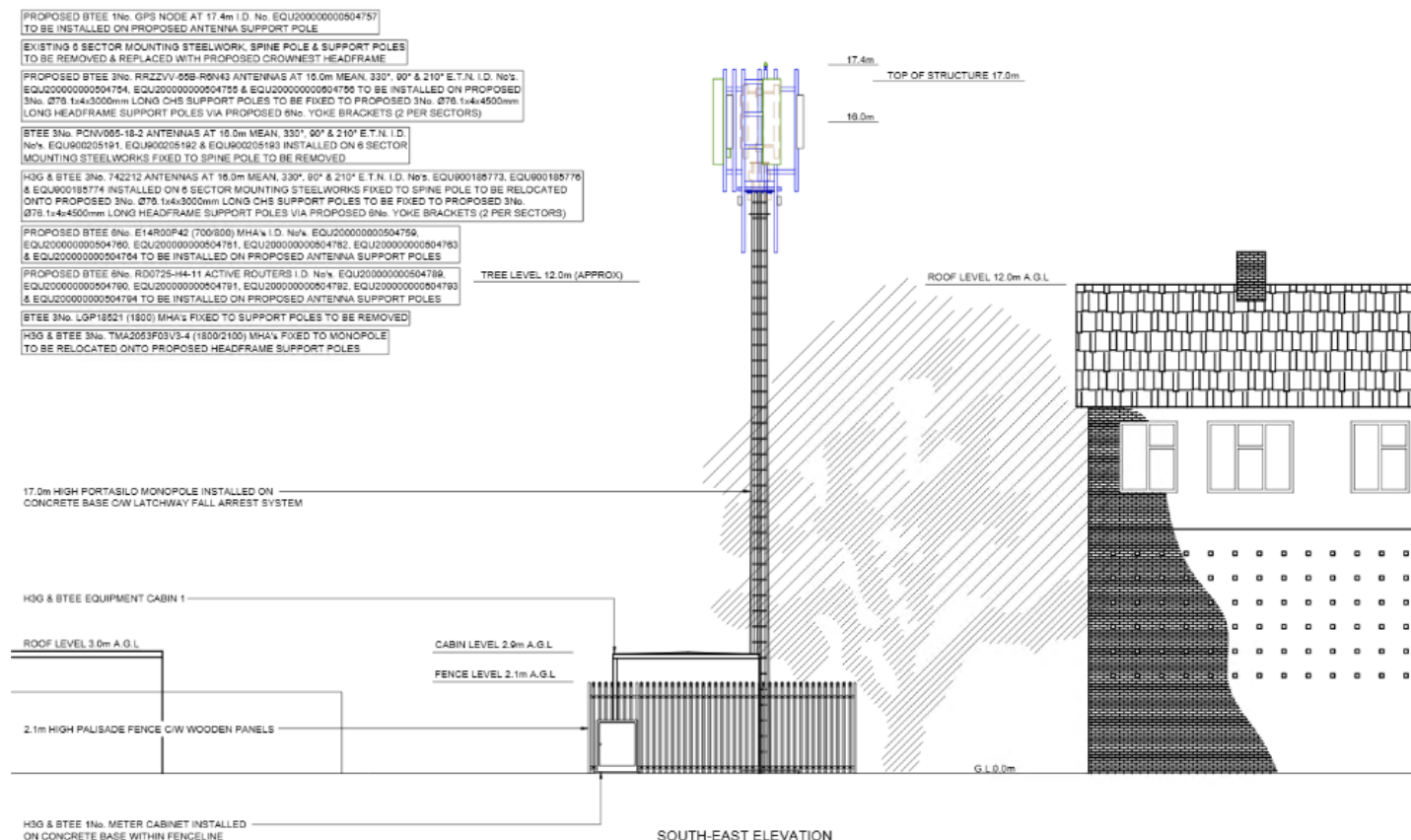
Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

This prior approval application is for the installation of new headframe at the top of the monopole and replacement of the existing antennas.

H3G & STEE 0No. LDF5-50 FEEDERS & STEE 0No. LDF5-50 FEEDER CABLES TO BE REUSED (SUBJECT TO TESTING). PROPOSED BTEE 0No. LDF5-50 FEEDER CABLES TO BE INSTALLED. PROPOSED CABLES TO UTILISE EXISTING CABLE MANAGEMENT.



Consultations & Notification Responses

Neighbours, as per appendix 1 – No comments or objections received.

Publicity – 1no. objection received from an address outside of the local authority objecting to the scheme on the basis that they believe that the proposed development would have an adverse impact to the health and wellbeing of residents.

Policy

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 - Permitted development rights, Part 16 – Communications, Class A - electronic communications code operators

Principle

The principle of the telecommunications development is accepted in law and the local planning authority can make an assessment against the conditions within the legislation, as below:

Conditions:

A.2—

1. Class A(a) and Class A(c) development is permitted subject to the condition that any antenna or supporting apparatus, radio equipment housing or development ancillary to radio equipment housing constructed, installed, altered or replaced on a building in accordance with that permission is, so far as is practicable, sited so as to minimise its effect on the external appearance of the building.

- Not applicable, mast is free standing.

2. Class A(a) and Class A(c) development is permitted subject to the condition that any apparatus or structure provided in accordance with that permission is removed from the land, building or structure on which it is situated—

- I. (a) if such development was carried out in an emergency on any article 2(3) land or on any land which is, or is within, a site of special scientific interest, at the expiry of the relevant period, or
- II. (b) in any other case, as soon as reasonably practicable after it is no longer required for electronic communications purposes,

and such land, building or structure is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.

- Conditioned.

(3) Class A(b) development is permitted subject to the condition that any apparatus or structure provided in accordance with that permission must, at the expiry of the relevant period, be removed from the land and the land restored to its condition before the development took place.

- Class A development on unprotected land where that development consists of the installation of a mast requires Prior Approval. The existing pole has been accepted as permitted development, however the installation of new equipment and replacement of antenna would constitute the installation of a mast.

(4) Subject to sub-paragraph (5), Class A development—

(a) on article 2(3) land or land which is, or is within, a site of special scientific interest, or
(b) on any other land and consisting of the construction, installation, alteration or replacement of—

(i) a mast;

(ii) an antenna on a building or structure (other than a mast) where the antenna (including any supporting structure) would exceed the height of the building or structure at the point where it is installed or to be installed by 6 metres or more;

(iii) a public call box;

(iv) radio equipment housing, where the volume of any single development is in excess of 2.5 cubic metres,

is permitted subject, except in case of emergency (in which case only paragraph A.3(11) applies), to the conditions set out in paragraph A.3.

- **Not on article 2(3) land.**

(5) The conditions set out in paragraph A.3 (prior approval) do not apply in relation to Class A development on any article 2(3) land which consists of the construction, installation, alteration or replacement of a telegraph pole, cabinet or line, in connection with the provision of fixed-line broadband, provided that the development is completed on or before 30th May 2018.

- **Not on article 2(3) land.**

A.3—(1) The developer must give notice of the proposed development to any person (other than the developer) who is an owner of the land to which the development relates, or a tenant, before making the application required by sub-paragraph (3)—

(a) by serving a developer's notice on every such person whose name and address is known to the developer; and

(b) where the developer has taken reasonable steps to ascertain the names and addresses of every such person, but has been unable to do so, by local advertisement.

- **The applicant has provided confirmation that they have notified the landowner.**

(2) Where the proposed development consists of the installation of a mast within 3 kilometres of the perimeter of an aerodrome, the developer must notify the Civil Aviation Authority, the Secretary of State for Defence or the aerodrome operator, as appropriate, before making the application required by sub-paragraph (3).

- **Not within civil safeguarding area or a defence safeguarding area.**

(3) Before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development.

- The proposed infrastructure is a new headframe and replacement antennae attached to an existing 17m permitted development pole.

Siting

The immediate surroundings are predominantly residential, however a parade of commercial premises lie to the north of the site. The headframe would be affixed to the top of the telecommunications pole with minimal impact to the siting of the existing pole and the local area.

Appearance

The existing telecommunications pole has been accepted under permitted development. It is considered that the addition of the new headframe to the top of the pole would have minimal impact to the visual amenity of the street scene given the height of the existing infrastructure. The new headframe would increase the top of the structure from 17.0m to 17.4m

(4) The application must be accompanied—

(a) by a written description of the proposed development and a plan indicating its proposed location together with any fee required to be paid;

(b) by the developer's contact address, and the developer's email address if the developer is content to receive communications electronically;

(c) where sub-paragraph (1) applies, by evidence that the requirements of sub-paragraph (1) have been satisfied; and

(d) where sub-paragraph (2) applies, by evidence that the Civil Aviation Authority, the Secretary of State for Defence or the aerodrome operator, as the case may be, has been notified of the proposal.

- Documents received 24 June 2025.

(5) Subject to sub-paragraph (7)(c) and (d), upon receipt of the application under sub-paragraph (4) the local planning authority must—

(a) for development which, in their opinion, falls within a category set out in the Table in Schedule 4 to the Procedure Order (consultations before the grant of permission), consult the authority or person mentioned in relation to that category, except where—

(i) the local planning authority are the authority so mentioned; or

(ii)the authority or person so mentioned has advised the local planning authority that they do not wish to be consulted,

and must give the consultees at least 14 days within which to comment;

(b)in the case of development which does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated or which would affect a right of way to which Part 3 of the Wildlife and Countryside Act 1981 (public rights of way)(2) applies, must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order (notice of applications for planning permission)—

(i)by site display in at least one place on or near the land to which the application relates for not less than 21 days, and

(ii)by local advertisement;

(c)in the case of development which does not fall within paragraph (b) but which involves development carried out on a site having an area of 1 hectare or more, must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order—

(i)by—

(aa)site display in at least one place on or near the land to which the application relates for not less than 21 days, or

(bb)serving notice on any adjoining owner or occupier, and

(ii)by local advertisement;

(d)in the case of development which does not fall within paragraph (b) or (c), must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order—

(i)by site display in at least one place on or near the land to which the application relates for not less than 21 days, or

(ii)by serving the notice on any adjoining owner or occupier.

- **Not within aerodrome safeguarding area.**
- **Neighbour notifications sent on 27 June 2025 (See appendix 1).**

(6) The local planning authority must take into account any representations made to them as a result of consultations or notices given under paragraph A.3, when determining the application made under sub-paragraph (3).

- **Neighbouring residents have made no written objection. An objection received from member of the public outside of the local authority area and the objection is largely to the principle of 5G, and health and the well-being of residents, and not the specifics of this proposal.**

(7) The development must not begin before the occurrence of one of the following—

(a) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;

(b) where the local planning authority gives the applicant written notice that such prior approval is required, the giving of that approval to the applicant, in writing, within a period of 56 days beginning with the date on which they received the applicant's application;

(c) where the local planning authority gives the applicant written notice that such prior approval is required, the expiry of a period of 56 days beginning with the date on which the local planning authority received the application under sub-paragraph (4) without the local planning authority notifying the applicant, in writing, that such approval is given or refused; or

(d) the expiry of a period of 56 days beginning with the date on which the local planning authority received the application without the local planning authority notifying the applicant, in writing, of their determination as to whether such prior approval is required.

- Decision made in time

(8) The development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—

(a) where prior approval has been given as mentioned in sub-paragraph (7)(b) in accordance with the details approved;

(b) in any other case, in accordance with the details submitted with the application.

- Conditioned

(9) The agreement in writing referred to in sub-paragraph (8) requires no special form of writing, and in particular there is no requirement on the developer to submit a new application for prior approval in the case of minor amendments to the details submitted with the application for prior approval.

- Not required

(10) The development must begin—

(a) where prior approval has been given as mentioned in sub-paragraph (7)(b), not later than the expiration of 5 years beginning with the date on which the approval was given;

(b) in any other case, not later than the expiration of 5 years beginning with the date on which the local planning authority were given the information referred to in sub-paragraph (4).

- Conditioned

(11) In a case of emergency, development is permitted by Class A subject to the condition that the operator must give written notice to the local planning authority of such development as soon as possible after the emergency begins.

- Not applicable

Conclusion

The proposed replacement of the headframe to the existing 17-metre-high telecommunication pole at Wendover Road has been thoroughly reviewed. The development complies with relevant policies and conditions under the Town and Country Planning (General Permitted Development) (England) Order 2015. The visual and environmental impacts are minimal, and the proposal does not pose any safety concerns. Therefore, the recommendation is to approve the application, subject to the specified conditions.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

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

1. 5-year time limit

The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Schedule 2, Part 16, Class A of the General Permitted Development Order 2015.

2. Removal when not required

Any electronic communications apparatus provided in accordance with that permission is removed from the land or building on which it is situated, as soon as reasonably practicable after it is no longer required for electronic communications purposes; and such land or building is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.

Reason - Required to be imposed pursuant to Schedule 2, Part 16, Class A of the General Permitted Development Order 2015

3. Specified plans

The development must, except to the extent that the local planning authority otherwise agrees in writing, be carried out— where prior approval has been given as mentioned in sub-paragraph (8)(b)(i), in accordance with the details approved, received by Manchester City Council as the Local Planning Authority on 24th June 2025.

- Application Form – 24 June 2025
- Drawing – Location Plan – 24 June – Ref: 97040 ML002
- Drawing – Elevation -24 June 2025 – Ref: 97040-02-150-MD004
- Drawing – Tower Plan – 24 June 2025 – Ref: 7040-02-154-MD004
- Drawing – Site Plan – 4 June 2025 – Ref: 97040-02-100-MD004

Reason - Required to be imposed pursuant to Schedule 2, Part 16, Class A of the General Permitted Development Order 2015.

Appendix 1 – List of consultees & neighbours notified

81 Wendover Road, Manchester, M23 9EG
60 Wendover Road, Manchester, M23 9FN
1H Ferndown Road, Manchester, M23 9AU
1J Ferndown Road, Manchester, M23 9AU
1G Ferndown Road, Manchester, M23 9AU
1F Ferndown Road, Manchester, M23 9AU
1E Ferndown Road, Manchester, M23 9AU
1D Ferndown Road, Manchester, M23 9AU
1C Ferndown Road, Manchester, M23 9AU
1A Ferndown Road, Manchester, M23 9AU
1B Ferndown Road, Manchester, M23 9AU
5 Wincanton Avenue, Manchester, M23 9AP
16 Ferndown Road, Manchester, M23 9AQ
Flat 1, 95B Wendover Road, Manchester, M23 9EG
Flat 2, 95B Wendover Road, Manchester, M23 9EG
88 Wendover Road, Manchester, M23 9FN
82 Wendover Road, Manchester, M23 9FN
76 Wendover Road, Manchester, M23 9FN
70 Wendover Road, Manchester, M23 9FN
64 Wendover Road, Manchester, M23 9FN
Flat 3, 95B Wendover Road, Manchester, M23 9EG
91 Wendover Road, Manchester, M23 9EG
85 Wendover Road, Manchester, M23 9EG
18 Ferndown Road, Manchester, M23 9AQ
12 Ferndown Road, Manchester, M23 9AQ
73 Wincanton Avenue, Manchester, M23 9AP
69 Wincanton Avenue, Manchester, M23 9AP
3 Wincanton Avenue, Manchester, M23 9AP
93A Wendover Road, Manchester, M23 9EG
87A Wendover Road, Manchester, M23 9EG
The Church Of Nazarene, Wendover Road, Manchester, M23 5FN
84A Wendover Road, Manchester, M23 9FN
1 Ferndown Road, Manchester, M23 9AU
8 Ferndown Road, Manchester, M23 9AQ
6 Ferndown Road, Manchester, M23 9AQ
4 Ferndown Road, Manchester, M23 9AQ
20 Ferndown Road, Manchester, M23 9AQ
2 Ferndown Road, Manchester, M23 9AQ
25 Wincanton Avenue, Manchester, M23 9AP
23 Wincanton Avenue, Manchester, M23 9AP
21 Wincanton Avenue, Manchester, M23 9AP
19 Wincanton Avenue, Manchester, M23 9AP
17 Wincanton Avenue, Manchester, M23 9AP
15 Wincanton Avenue, Manchester, M23 9AP
14 Ferndown Road, Manchester, M23 9AQ
10 Ferndown Road, Manchester, M23 9AQ
9 Wincanton Avenue, Manchester, M23 9AP
71 Wincanton Avenue, Manchester, M23 9AP
7 Wincanton Avenue, Manchester, M23 9AP
67 Wincanton Avenue, Manchester, M23 9AP
65 Wincanton Avenue, Manchester, M23 9AP
63 Wincanton Avenue, Manchester, M23 9AP

61 Wincanton Avenue, Manchester, M23 9AP
59 Wincanton Avenue, Manchester, M23 9AP
39 Wincanton Avenue, Manchester, M23 9AP
37 Wincanton Avenue, Manchester, M23 9AP
35 Wincanton Avenue, Manchester, M23 9AP
33 Wincanton Avenue, Manchester, M23 9AP
31 Wincanton Avenue, Manchester, M23 9AP
29 Wincanton Avenue, Manchester, M23 9AP
27 Wincanton Avenue, Manchester, M23 9AP
13 Wincanton Avenue, Manchester, M23 9AP
11 Wincanton Avenue, Manchester, M23 9AP
1 Wincanton Avenue, Manchester, M23 9AP
79 Wendover Road, Manchester, M23 9EG
77 Wendover Road, Manchester, M23 9EG
93 Wendover Road, Manchester, M23 9EG
89 Wendover Road, Manchester, M23 9EG
87 Wendover Road, Manchester, M23 9EG
83 Wendover Road, Manchester, M23 9EG
86 Wendover Road, Manchester, M23 9FN
84 Wendover Road, Manchester, M23 9FN
80 Wendover Road, Manchester, M23 9FN
78 Wendover Road, Manchester, M23 9FN
74 Wendover Road, Manchester, M23 9FN
72 Wendover Road, Manchester, M23 9FN
68 Wendover Road, Manchester, M23 9FN
66 Wendover Road, Manchester, M23 9FN
62 Wendover Road, Manchester, M23 9FN
95 Wendover Road, Manchester, M23 9EG
86A Wendover Road, Manchester, M23 9FN
82A Wendover Road, Manchester, M23 9FN
95A Wendover Road, Manchester, M23 9EG
91A Wendover Road, Manchester, M23 9EG
89A Wendover Road, Manchester, M23 9EG
85A Wendover Road, Manchester, M23 9EG
83A Wendover Road, Manchester, M23 9EG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA