

Our ref: COL.MOD.UK.0002864 – Manchester Wendover Road
Your ref:

Date: 24th June 2025

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

Sent by the Planning Portal

Dear Sir or Madam,

Cellnex UK and EE Limited

Permitted Development – Prior Approval Application

Proposed upgrade of existing telecommunications equipment and infrastructure (installation, replacement and relocation of apparatus) upon an existing radio mast at Wendover Road, Manchester M23 9ER

On behalf of EE Limited in conjunction with Mobile Broadband Network Limited (MBNL), we submit herewith an application for a prior approval determination involving the planned upgrade of telecommunications equipment at the abovementioned site. The following application is being made on the back of our pre-application engagement exercise, reflecting so far as is practicable the guidance and comments offered.

The application is submitted in accordance with the requirements of Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and seeks a determination as to whether the Authority's approval will be required for the siting and appearance of the development.

The application includes the following information:

- i. The written description of the development: The proposed installation of a new head frame attached to the top of the existing monopole. The head frame will accommodate 3no. existing radio antennas (to be relocated), 3no. replacement antennas, a GPS Node and an array of ancillary apparatus including Mast Head Amplifiers 'MHAs' and routers. The new/relocated antennas will remain at a mean height of 16 metres above ground level.
- ii. An O.S. site plan to a scale of 1:1250 (drawing reference: 97040-00-004-ML002 Rev 2), with application boundary outlined in red

- iii. Electronic payment of £673 in respect of the planning application fee
- iv. The Developer's Notice served on the landowner
- v. The Developer's contact details
- vi. Notification served on the Safeguarding Department at Manchester Airport along with their subsequent reply.

The following information is also provided to assist with your determination of the application:

- vii. The Authority's 1APP form for telecommunications development prior approval applications
- viii. Drawing reference numbers:
 - 97040-02-210-MD003 Rev B – Site Plan (Existing)
 - 97040-02-215-MD003 Rev B – Site Plan (Proposed)
 - 97040-02-220-MD003 Rev B – Site Elevation (Existing)
 - 97040-02-225-MD003 Rev B – Site Elevation (Proposed)
- ix. Supporting Planning Statement that includes a summary of the siting, layout and design of the development
- x. National Policy – Delivering Ultra-Fast Broadband Mobile Connectivity
- xi. 5G – Helping tackle climate change document
- xii. 5G Technical Support document
- xiii. A certificate of ICNIRP compliance
- xiv. 5G Health and Safety document

Developer's Contact Details

All correspondence and queries relating the determination of this application should be submitted to the undersigned.

However, in accordance with the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, any correspondence to the developers should be sent to:

For Cellnex UK:

Email: planning@cellnextelecom.co.uk

For EE Ltd:

MBNL, Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX

MBNL: will.osborne@mbnl.co.uk

EE: public.affairs@ee.co.uk

This letter and the enclosures also provide due notification, as may be required, under the relevant conditions of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003, as amended. In particular, you are given notice of the intention to install the electronic communications apparatus described in more detail in the application documentation (including the scale drawings) and to be located as shown on the application plans.

We indicated in our prior engagement letter that the Traffic Light Rating was Amber. The prior engagement carried out suggests this rating to be correct and we have not altered it.

The Scope of the Prior Approval Determination

The permitted development rights granted by Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the GPDO), exist to facilitate the establishment of modern communications apparatus and infrastructure such as for 5G, judged by successive governments to be important to a modern economy and in attaining sustainability objectives.

The permitted development granted subject to the prior approval procedure is similar to the grant of outline planning permission, with details of precise siting and appearance being reserved. This is explained at Annex A Glossary of Code of Practice for Wireless Network Development in England, March 2022. The National Planning Policy Framework is also accordingly clear that permitted development rights should not generally be withdrawn.

As a consequence, the scope of determination does not extend to whether the site selected is needed, as the development is acceptable in principle due to the rights conveyed by the GPDO. Likewise, whilst information on alternative sites may be supplied by way of background and context, the extent of control on siting is limited to the precise siting on a site and not the general location.

As the principle of development at the application site is permitted by the GPDO, the submitted Planning Statement focuses on the statutory criteria of detailed siting and appearance. In so doing, this is considered against current town and country planning guidance, including the development plan which are material considerations, and with reference to the operational requirements of the operator and the attempts to accommodate the particular requirement.

Paragraph 100 of the Code of Practice indicates that where appropriate supplementary information will be submitted with the application and we trust all the supporting material submitted in fulfilment of this is of assistance. However, if you do require any clarification or further information, please let us know immediately. Whilst as a matter of best practice extensive supporting material is submitted, the lawful scope of determination remains confined to the detailed siting and appearance of the apparatus proposed.

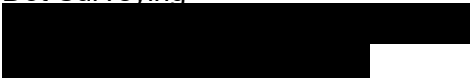
The permitted development rights exist to facilitate the establishment of modern communications, judged by successive governments to be important to a modern economy and in attaining sustainability objectives.

We would be willing to meet with you or assist with any visits to the site and the surrounding area, if this is beneficial to the determination of the application.

Finally, your attention is drawn to the statutory 56 days period for the determination of this application of this nature upon which detailed advice is given at paragraph 101 onwards of the Code of Practice for Wireless Network Development in England.

We trust everything is in order. However, please do contact me if you require any additional information or clarification in relation to the proposed development.

Yours faithfully,


Chris Weir BSc (Hons) MRICS
Associate Director
Dot Surveying


For and on behalf of Cellnex UK Limited