



PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 142133/FO/2025

DATE REGISTERED VALID: 11 February 2025

PROPOSAL: Retention of 30m high Telecommunications Mast and associated equipment cabinet and associated fencing for a temporary 12 month period

ADDRESS: Mersey Crescent Playing Field, Mersey Crescent, Manchester

WARD(S): Didsbury West Ward

APPLICANT: EE (UK) Ltd & Hutchison 3G UK Ltd

AGENT (IF ANY): Damian Hosker, WHP Telecoms Limited

CASE OFFICER: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: 28 March 2025

APPLICATION DETAILS

Type of application:	Full Application Consent
Development type:	Notifications
Date of site visit:	26 February 2025
Standard consultations:	Printed: 18 February 2025 Expired: 11 March 2025
Neighbour notifications:	Printed: 18 February 2025 Expired: 11 March 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
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

DESCRIPTION OF SITE/BUILDING

The proposal relates to an existing temporary telecoms installation on Mersey Crescent Playing Fields close to the River Mersey.

DESCRIPTION OF AREA

The proposal is located on Mersey Crescent Playing Fields in the Didsbury West ward of Manchester. The proposal sits within Flood Zone 2 and within the Manchester Green Belt.

DESCRIPTION OF DEVELOPMENT

Retention of 30m high Telecommunications Mast and associated equipment cabinet and associated fencing for a temporary 12-month period.

PROPOSED MBNL 30.00m HIGH TEMP MAST ON STEEL FRAME C/W CONCRETE BALLAST BLOCKS. 3No. MBNL ANTENNAS MOUNTED ON HEADFRAME AND 1No. 300Ø DISH 3No. CTIL (VF/TEF) ANTENNAS MOUNTED BELOW.

PROPOSED H3G BOWLER CABINET & RBS 6130 CABINET MOUNTED ON TIMBER SLEEPERS.

PROPOSED EE RBS 6130 CABINET MOUNTED ON TIMBER SLEEPERS & FS FRAME.

PROPOSED CTIL CABINETS TO BE INSTALLED ON TIMBER SLEEPERS.

PROPOSED MBNL 2.0m HIGH HERAS FENCING TO PERIMETER OF COMPOUND.

PROPOSED MBNL Mk5B LINK A/C CABINET & FURO CABINET MOUNTED ON TIMBER SLEEPERS (BEHIND).

138130/FO/2023

Decision: Approved 14/02/2024

073163/VO/2004/S2

Decision: Approved 03/11/2004

CONSULTATIONS

Manchester City Council Flood Risk Management were consulted on this application and noted that the site is < 20m from the main river. Therefore, according to Government Guidance, the Environment Agency should be consulted on this application.

MANCHESTER CITY COUNCIL HIGHWAY SERVICES

Manchester City Council Highway Services were consulted on this application and had no objection.

MANCHESTER CITY COUNCIL ENVIRONMENTAL HEALTH

Manchester City Council Environmental Health were consulted on this application and had no objection.

MANCHESTER CITY COUNCIL CORPORATE PROPERTY

Manchester City Council Corporate Property were consulted on this application as the proposal sits on City Council land but did not respond.

ENVIRONMENT AGENCY

The Environment Agency were consulted on this application due to the proximity to the River Mersey and found the proposal acceptable if a condition is included on the planning permission's decision notice for mitigation measures.

NOTIFICATIONS

LOCAL RESIDENTS

1no representation was received neither supporting nor objecting questioning whether the power source could be a renewable alternative to the proposed generator.

1no representation was received objecting to the proposal with concerns regarding

- Ongoing impact on the local landscape
- Environment and wildlife concerns
- Noise and disturbance
- Sustainability and environmental responsibility

Relevant planning concerns have been considered in assessment of the proposed development in the section below.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

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 Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 2 - Economy and the City Centre
 - EC 1 - Employment and Economic Growth in Manchester
 - EC 9 – South Manchester
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 9 – Green Infrastructure
 - EN 10 - Safeguarding Open Space, Sport, and Recreation Facilities
 - EN 13 – Green Belt
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - EN 16 - Air Quality (partially replaced by PfE Policy JP-S 5)
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC17 - Telecommunications

- DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - JP-Strat13: Strategic Green Infrastructure
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
 - JP-S5: Clean Air
 - Places for Jobs
 - JP-J1: Supporting Long-Term Economic Growth
 - Greener Places
 - JP-G1: Landscape Character
 - JP-G2 Green Infrastructure Network
 - JP-G3: River Valleys and Waterways
 - JP-G6: Urban Green Space
 - JP-G9: The Green Belt
 - Places for People
 - JP-P1 Sustainable Places
 - JP-P7: Sport and Recreation
 - Connected Places
 - JP-C2: Digital Connectivity
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 6 – Building a strong, competitive economy
 - Section 10. Supporting high quality communications infrastructure
 - Section 12 – Achieving well-designed places
 - Section 13 - Protecting Green Belt land
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change
 - Section 15 - Conserving and enhancing the natural environment

PRINCIPLE

Paragraph 123 of the NPPF outlines how local planning authorities must determine telecommunications applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure. The principle of the development is acceptable.

ISSUES

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The proposed retention is for a temporary 30m telecommunications mast. The mast is currently approved under consent (138130/FO/2024). The mast is of a size, design and scale like others of this type and is what would be expected of a temporary mast installation.

It is noted that the temporary install and compound are not designed to be a permanent structure and will often be bulkier and less streamline than permanent installs.

There is a recognition that telecommunications infrastructure is a required in all areas of the City to support the economic growth and development of the City and wider region.

The temporary installation is to continue an emergency installation due to the removal of a permanent mast site in the area. The applicant is currently in pre-build discussions for a permanent mast. The 12-month period is to allow for the build and commissioning of the permanent infrastructure.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

The siting at the far end of the Mersey Bank Playing Fields would not be ideal for a permanent solution due to its prominence within the area, notably within the Green Belt, however, as a temporary solution, on balance, the installation would have minimal visual impact on the permanent street scene.

In this case the temporary nature minimises the permanent impact to the character of the area. The council recognises that telecommunications infrastructure is necessary to maintain the service residents expect, and on balance any amenity harm is outweighed by the benefit in accordance with digital connectivity policies and NPPF.

In general, the proposed development has minimal impact on the surrounding areas.

EFFECTS ON AMENITY

NOISE

The proposed install utilises generators to power the temporary installation however the location is far enough away from local residences to have minimal harm on noise. No complaints have been received through the Environmental Health team regarding the existing installation. This is further minimised by the temporary nature of the installation.

AIR QUALITY & ODOURS

The proposal is expected to have a minimal effect on air quality or odours. Modern temporary generators are expected to meet EU emissions regulations. This is further minimised by the temporary nature of the installation.

ROAD SAFETY AND TRAFFIC GENERATION

It is accepted that the proposals would not cause a distraction to passing vehicles and would not give rise to forward visibility issues. This is further minimised by the temporary nature of the installation.

ACCESSIBILITY

The proposal does not impact on accessibility to the area and does not block paths or footways.

COMMUNITY SAFETY AND CRIME PREVENTION.

The proposal includes a HERAS fence around the compound to ensure access to the compound is closed off and secure

DESIGN FOR HEALTH

The applicant has provided a Declaration of Conformity with International Commission on Non-Ionizing Radiation Protection (ICNIRP) Public Exposure Guidelines as required by NPPF Section 10, Paragraph 122. Local planning authorities should not set health safeguards different from the ICNIRP guidelines for public exposure (Paragraph 123)

Noise and Air Quality factors have been addressed in the amenity section above.

VEHICULAR ACCESS AND CAR PARKING

Vehicular access to the site will be taken from an established access point on Mersey Crescent. Operatives undertaking servicing / maintenance thereafter will be expected to comply fully with the relevant traffic laws, including any local parking and movement restrictions.

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The installation is located close to the River Mersey on Green Belt Land. Places for Everyone (PfE) has designated the Mersey Valley as broad urban fringe valley forming part of the Green Infrastructure Network within the GMCA.

The location is particularly sensitive when it comes to development management to ensure the impacts of development minimise harm to the environment and should reflect and respond to the special qualities and sensitivities of the key landscape characteristics.

The temporary installation (12 months) is designed to be a temporary stop gap measure pending the installation and commissioning of a permanent replacement. The installation is designed to be removed and for the land to be returned to existing with no permanent impacts (this is conditioned)

On balance, considering the short-term nature of the consent and ability to condition reinstatement of the land and the requirement to provide telecommunications coverage the impact is considered acceptable.

FLOOD RISK AND DRAINAGE.

The proposal is located within Flood Zone 2, close to the River Mersey and therefore the Environment Agency was consulted. They found the proposal acceptable if a condition is included on the planning permission's decision notice which enforces key flood risk mitigation measures the applicant should abide by.

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.

CONCLUSION

The proposal for the retention of the 30m high telecommunications mast and associated equipment at Mersey Crescent Playing Fields has been thoroughly assessed. Despite concerns regarding its temporary impact on the local landscape and environment, the necessity for continued telecommunications coverage and the temporary nature of the installation justifies its approval. The mast will be in place for a 12-month period, during which time a permanent solution will be developed. Conditions have been set to ensure minimal environmental impact and to restore the site to its original state post-removal. Therefore, the recommendation is to approve the application.

RECOMMENDATION: APPROVE

ARTICLE 35 DECLARATION

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL**1. TEMPORARY PERMISSION**

The permission hereby granted is for a limited period only, expiring 12 months post the date on the decision notice and:

- a. The use comprising the development for which permission is hereby granted is required to be respectively removed and discontinued at the expiration of the period specified
- b. The land reinstated to a condition as prior to development within one month of the compound being vacated

Reason - The development is of a temporary nature only and for the mitigation of any temporary impacts, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

2. SPECIFIED PLANS

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- | | | |
|--------------------------------------|-------------|---|
| a. Application Form | 11 Feb 2025 | APPLICATION FORM |
| b. Drawing - Location Plan | 11 Feb 2025 | THE LOCATION PLAN |
| c. Drawing - Existing & Proposed | 11 Feb 2025 | PLANS |
| d. Correspondence | 11 Feb 2025 | COVERING LETTER |
| e. Supporting Information | 11 Feb 2025 | DECLARATION OF CONFORMITY WITH ICNIRP
PUBLIC EXPOSURE GUIDELINES |
| f. Supporting Information | 11 Feb 2025 | SITE SUPPLEMENTARY INFORMATION TEMPLATE |
| g. Flood Risk Assessment or Drainage | 11 Feb 2025 | FLOOD RISK ASSESSMENT |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. FLOOD RISK MITIGATION

- a. The development shall be carried out in accordance with the submitted flood risk assessment (ref: December 2023 / NTQ39053 / CEP) and the following mitigation measures it details:
 - i. The base of the electrical equipment found on site should be raised to a minimum level of 29.11m Above Ordnance Datum (AOD)
 - ii. The operators of the site register to receive flood warnings from the Environment Agency for the 12-month period of operation
 - iii. Any blockages or obstructions found / inspected by the site operator within the adjacent River Mersey should be reported to the Environment Agency's incident hotline immediately
- b. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing / phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons: To reduce the risk of flooding to the proposed development and its lifetime in accordance with paragraph 170 of the National Planning Policy Framework (NPPF).

INFORMATIVE(S) TO BE ATTACHED TO DECISION FOR APPROVAL**1. SIGNING UP FOR FLOOD WARNINGS**

The applicant / occupants should phone Floodline on 0345 988 1188 to register for a flood warning or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>

To get help during a flood, visit <https://www.gov.uk/help-during-flood>

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Corporate Property

MCC Flood Risk Management

Environment Agency

3 Riverbank Walk, Manchester, M20 2ZP

20 Mersey Crescent, Manchester, M20 2YJ

16 Mersey Crescent, Manchester, M20 2YJ

7 Riverbank Walk, Manchester, M20 2ZP

3 Riverbank Walk, Manchester, M20 2ZP

1 Riverbank Walk, Manchester, M20 2ZP

14 Waterford Avenue, Manchester, M20 2ZN

12 Waterford Avenue, Manchester, M20 2ZN

8 Waterford Avenue, Manchester, M20 2ZN

6 Waterford Avenue, Manchester, M20 2ZN

4 Waterford Avenue, Manchester, M20 2ZN

2 Waterford Avenue, Manchester, M20 2ZN

14 Mersey Crescent, Manchester, M20 2YJ

9 Riverbank Walk, Manchester, M20 2XY

31 Riverbank Walk, Manchester, M20 2XY

17 Riverbank Walk, Manchester, M20 2XY

11 Riverbank Walk, Manchester, M20 2XY

12A Mersey Crescent, Manchester, M20 2YJ

24 Mersey Crescent, Manchester, M20 2YJ

20 Elmbank Avenue, Manchester, M20 2XP

5 Riverbank Walk, Manchester, M20 2ZP

10 Waterford Avenue, Manchester, M20 2ZN

34 Mersey Crescent, Manchester, M20 2YJ

28 Mersey Crescent, Manchester, M20 2YJ
 22 Mersey Crescent, Manchester, M20 2YJ
 18 Mersey Crescent, Manchester, M20 2YJ
 23 Riverbank Walk, Manchester, M20 2XY
 24 Borrowdale Crescent, Manchester, M20 2XX
 40 Mersey Crescent, Manchester, M20 2YJ
 16 Waterford Avenue, Manchester, M20 2ZN
 19 Elmbank Avenue, Manchester, M20 2XP
 29 Riverbank Walk, Manchester, M20 2XY
 27 Riverbank Walk, Manchester, M20 2XY
 25 Riverbank Walk, Manchester, M20 2XY
 21 Riverbank Walk, Manchester, M20 2XY
 19 Riverbank Walk, Manchester, M20 2XY
 22 Borrowdale Crescent, Manchester, M20 2XX
 20 Southdene Avenue, Manchester, M20 2XW
 19 Southdene Avenue, Manchester, M20 2XW
 38 Mersey Crescent, Manchester, M20 2YJ
 36 Mersey Crescent, Manchester, M20 2YJ
 32 Mersey Crescent, Manchester, M20 2YJ
 30 Mersey Crescent, Manchester, M20 2YJ
 26 Mersey Crescent, Manchester, M20 2YJ
 2 Waterford Avenue, West Didsbury, Manchester, M 20 2zn

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Flood Zones Type 2 (low to medium risk) -

Green Belt Land - Greater Manchester Green Belt Local Plan 1984

Green Belt Land - Green Belt Area (LDF)

Area Team Boundary - Name: SOUTH AREA