

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

EE (UK) Ltd & Hutchison 3G UK Ltd
Sixth Floor
Thames Tower
Station Road
Reading
RG1 1LX

Agent (if used)

Damian Hosker
WHP Telecoms Limited
1A Station Court
Station Road
Guiseley
Leeds
LS20 8EY

Part 1 – Particulars of the application/development

Proposal: Retention of 30m high telecommunications mast and associated equipment cabinet and associated fencing for a temporary 12 month period

Location: Mersey Crescent Playing Field, Mersey Crescent, Manchester,

Date of application: 11 February 2025

Application number: 142133/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

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) attached to this decision

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).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to

addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

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>.

Date: 7 April 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.