MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Temporary Base Station

Address Line 1

Temporary Base Station

Address Line 2

Lower Vickers Street

Address Line 3

Town/city

Manchester

Postcode

M40 7LX

Description of site location must be completed if postcode is not known:

Easting (x)

385539

Northing (y)

399011

Description

Applicant Details

Name/Company

Title

First name

Surname

Cornerstone

Company Name

Cornerstone

Address

Address line 1

Hive 2

Address line 2

1530 Arlington Business Park

Address line 3

Town/City

Theale

County

Country

Postcode

RG7 4SA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Ms

First name

Dianne

Surname

Perry

Company Name

Perry Williams Ltd

Address

Address line 1

Dunkirk Avenue

Address line 2

Desborough

Address line 3

Town/City

Kettering

County

Country

United Kingdom

Postcode

NN14 2PN

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Retention 21m temporary lattice mast, supporting 3 No. antenna, 2 no.dishes, 2 no. cabinets and compound for temporary period of 12 months

Reference number

141816/FO/2024

Date of decision (date must be pre-application submission)

21/02/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Condition(s) 3, 4 and 5.

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

10/07/2023

Has the development been completed?

- [x] Yes
- [ ] No

If Yes, please state when the development was completed (date must be pre-application submission)

10/07/2023

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3) Notwithstanding the above, drawings, location, details, and materials of the generator and acoustic shielding is to be submitted to and approved in writing within 28 days on the date on the decision notice by the City Council as LPA. The development shall be retained in accordance with the approved details thereafter.

The applicant seeks to substitute AB Rev A (Existing Plans 100A, 101A, 200A and 300A) for GA Rev A (Proposed Plan 100A, 101A, 200A and 300A). These plans show a change in location of the generator to reflect comments made by highways. Design guide extract for acoustic shielding (attached), generator design guide extract (to follow). However, it is confirmed that the generator meets the Stage IV EU regs.

Condition 4) a. Within 28 days of the date of this decision, the generator shall be acoustically treated in accordance with a scheme designed to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.
b. Within a further 14 days, a verification report, which will include post-completion testing, shall be submitted to the City Council as local planning authority to validate that the acoustic insulation of the generator achieves a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.
c. In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90), then any measures/changes required to achieve conformity shall be carried out within a further 14 days.
d. Any required measures/changes and verification shall continue within a further until conformity has been achieved and agreed in writing by the City Council as local planning authority.

Noise report submitted in respect of Point 4a. As and when the generator relocation is confirmed (Condition 3 above) a further noise assessment can be carried out and verification report completed.

5) Construction Management Plan

Within 28 days of the date on the decision notice a construction and maintenance management plan shall be submitted to and approved in writing by the City Council as Local Planning authority. This should include:

a. Phasing and quantification / classification of vehicular activity.
b. Routeing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.
c. Consideration of ongoing construction works and contractor parking in the locality.
d. A dilapidation survey including photographs and commentary on the condition of
e. carriageway / footways on construction vehicle routes surrounding the site.

Further information will be provided as and when the generator relocation is confirmed (Condition 3 above) in respect of the relocation of the generator.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

141816/FO/2024

Date (must be pre-application submission)

10/03/2025

Details of the pre-application advice received

Advised to submit application with information to follow.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Dianne Perry

Date

19/03/2025