MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Cornerstone
Hive 2
1530 Arlington Business Park
Theale
RG7 4SA

Agent (if used)

Ms Dianne Perry
Perry Williams Ltd
Dunkirk Avenue
Desborough
Northants
NN14 6DE

Part 1 – Particulars of the application/development

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

Location: Land At Lower Vickers Street, Manchester, M40 7LX

Date of application: 24 December 2024

Application number: 141816/FO/2024

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

The application has been determined in a positive and proactive manner. Issues arising through consideration of this application have been discussed with the applicant's agent and in this instance further information was submitted to include the storage container installed. The application has been determined in accordance with the policies within the Development Plan and the National Planning Policy Framework.

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 SP1and 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 24 Dec 2024 APPLICATION FORM
b. Drawing - Proposed 12 Feb 2025 MIXED/COMBINED PLANS
c. Correspondence 24 Dec 2024 COVERING LETTER
d. Supporting Information 24 Dec 2024 DECLARATION OF ICNIRP COMPLIANCE
e. Supporting Information 24 Dec 2024 SUPPLEMENTARY INFO
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)
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 reetained in accordance with the approved details thereafter.

Reason - To ensure that the development is compliant with highway safety pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

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.

Reason - To minimise the impact of the development and to prevent a general increase in preexisting background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan and policies DM1 and SP1 of the Manchester Core Strategy.

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.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

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

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

The generator used shall be designed to achieve a minimum standard of air quality pursuant to the minimum requirements contained within current national legislation or its successor.

Date: 21 February 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 of 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.

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026