Application Number	Date of Appln	Committee Date	Ward
141816/FO/2024	24th Dec 2024		Miles Platting & Newton Heath Ward

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
Applicant	Corner1)stone
Agent	Ms Dianne Perry, Perry Williams Ltd

Executive Summary

The report assesses the retention of a 21-meter temporary lattice telecommunications mast at Lower Vickers Street, Manchester. This mast, which supports three antennas, two dishes, and two cabinets, is essential for maintaining telecommunications services, including emergency services, while a permanent site is being developed.

Key Points:

- **Location and Description**: The site is located on adopted highway land near the junction of Lower Vickers Street and Mellor Street, in a predominantly residential area.
- **Purpose**: The temporary mast is intended to replace a former site and will be in place for 12 months until the new permanent site at Naylor Court is operational.
- **Consultations and Objections**: Local residents raised concerns about highway safety, visual intrusion, noise, air quality, and potential health impacts. These concerns have been addressed within the main body of the report and through the imposition of proposed conditions.
- **Policy Compliance:** The proposal aligns with local and national planning policies, including the Core Strategy and the National Planning Policy Framework, which support the development of telecommunications infrastructure.
- **Conditions**: Conditions have been set to mitigate noise and air quality impacts, ensure the site is returned to its original state after the temporary period, and manage construction and maintenance activities.
- **Recommendation to Approve**: The report concludes that the temporary installation is crucial for maintaining service continuity and that the benefits outweigh the temporary impacts on the local community. The proposal is recommended for approval for a limited period of 12 months, with specific conditions to address residents' concerns.

Description

Description of site

The proposal is related to adopted highway land close to the junction of Lower Vickers Street and Mellor Street. The land is predominantly grass with bollards lining the junction. A tree line sits towards the rear on the other side of a pavement. The junction was redesigned as part of the new housing development in the area to reduce vehicle speeds on Mellor Street.



Figure 1. Street scene looking northwest from Lower Vickers Street



Figure 2. Street scene looking southeast from Beechcroft Close

Description of Area

The proposal is in a predominantly residential part of the Miles Platting & Newton Heath ward of Manchester. Lower Vickers Street forms the boundary between the residential area and the open green land perpendicular to the Rochdale Canal forming part of Victoria Mill Park. The area has undergone substantial regeneration with new housing developments approved in 2016.

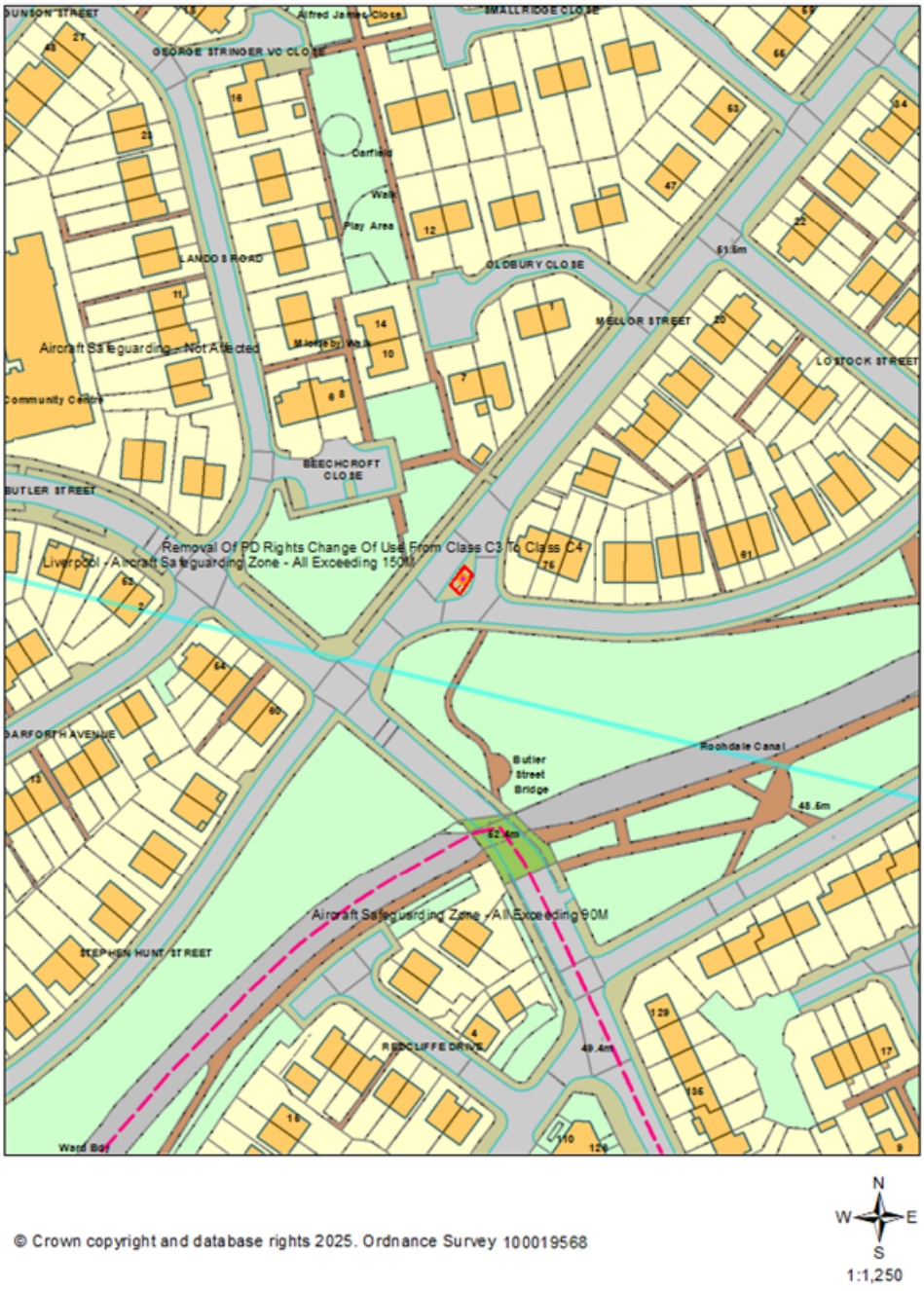


Figure 3. Location plan

Description of development

The applicant is proposing the Retention of a 21m high temporary lattice mast, supporting 3 No. antenna, 2 no. dishes, 2 no. cabinets and compound for a temporary period of 12 months.

The full compound measures 8000mm x 8000mm

The site is required to provide ongoing temporary replacement for the former site at Adam Hand Car Wash, Birt Street, Manchester, M40 7UP whilst the new location at Naylor Court, Gunson Street, Collyhurst, Manchester, M40 7WS is installed and commissioned.

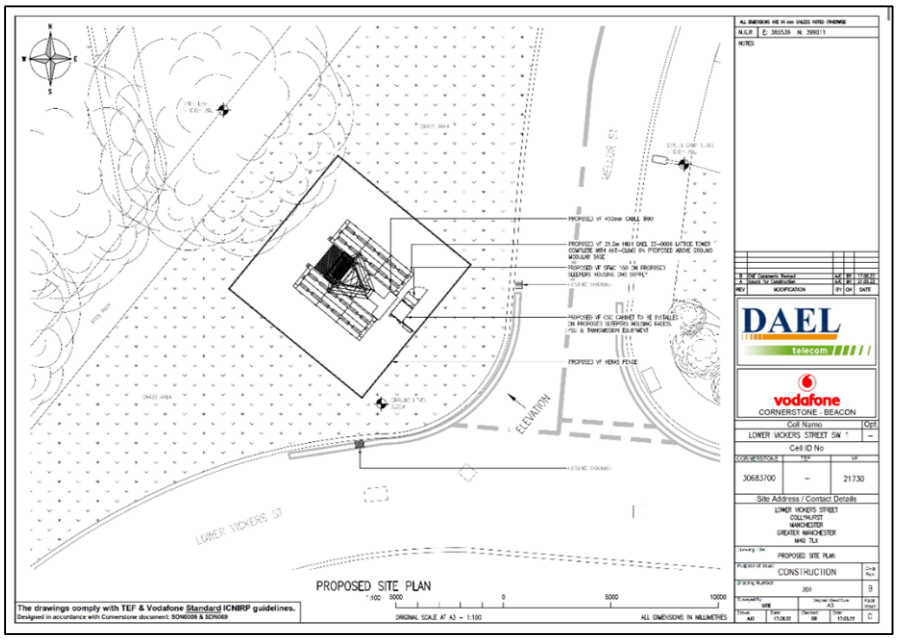


Figure 4. Proposed site plan

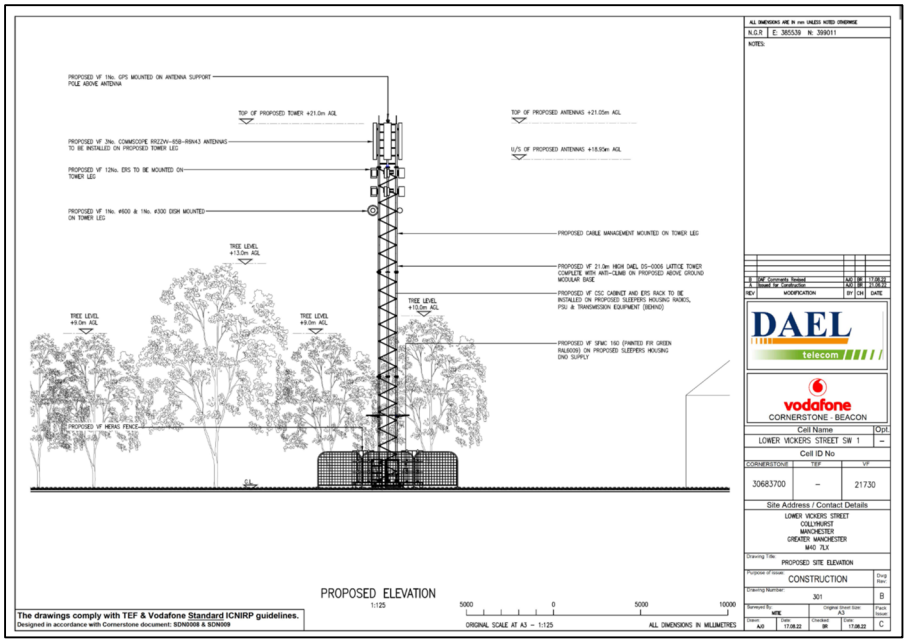


Figure 5. Proposed elevations



Figure 6. Location of former, temporary and permanent sites

Relevant Planning History

EMERGENCY INSTALLATION

An emergency notice was submitted to the Council on 18 July 2023 notifying the Council of the intention of Cornerstone to install electronic communications apparatus in an 'emergency' as defined by Schedule 2 to the Telecommunications Act 1984, as amended by the Communications Act 2003. This notice was for an 18-month period expiring 18 Jan 2025. An emergency installation does not need an application for planning permission for the initial period of 18 months.

112305/FO/2016/N1

Erection of 73 x two and three storey dwellinghouses (Class C3) together with associated access roads, parking, landscaping and boundary treatment
Decision: Approved 25/10/2016

102379/FO/2013/N1

Description: Landscaping of existing open space, regrading of former mill site, new and refurbished footpaths, provision of seating and planting.
Decision: Approved 22/08/2013

Consultation, notification & publicity responses

Consultations

Highways Services

Requested confirmation that the proposed generator would be situated within the compound on the site plan. Also recommended that a construction management plan be attached to ensure that any works minimise impact to the highway network

Environmental Health

Recommended a prior to commencement condition for a noise abatement scheme to be approved and post install verification report to minimise noise harm and a prior to commencement condition for the generator specification to manage air quality concerns.

Manchester City Council Strategic Housing

Strategic Housing accept the need for the mast and have asked for the proposes retention to be removed as soon as the permanent installation is commissioned.

Notifications

Local Residents & Site Notice

Notification letters were sent to 155 addresses, and a public interest site notice was posted on 22 January 2025.

27no comments (from 23no addresses) were received in objection, with concerns regarding:

- Highway safety
- Visual intrusion
- Proximity to dwellings and associated impacts
- Noise impacts
- Impacts of generator on air quality
- Lack of consultation on original emergency install
- Potential increase on anti-social behaviour
- Permanence of the structure
- Perceived lack of improvement to local telecoms service
- Perceived effects of radio waves on health
- Effect on local house prices

Relevant planning concerns will be taken into consideration when assessing the proposal and have been addressed in the Issues section below.

Policy

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 adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan together with the Places for Everyone Joint Development Plan Document adopted in March 2024. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration, and which was updated in December 2024.

Core Strategy Development Plan Document

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development.

Policy SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)

This policy sets down the spatial principles that guide development in the City. Development in all parts of the City should: -

- Make a positive contribution to neighbourhoods of choice including: -
    - creating well designed places that enhance or create character.
    - making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
    - protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 - Development Management

This policy seeks to ensure new developments contribute to the overall aims of the Core Strategy. Issues which should be considered are those which will ensure that the detailed aspects of new development complement the Council's broad regeneration policies. These include the impact on amenity, including privacy, noise, landscape, as well as Green Infrastructure including open space, both public and private.

Policy EC 1 – Employment and Economic Growth in Manchester

This policy outlines the overall strategy for employment and economic growth in Manchester including the priority of improving digital infrastructure delivery to businesses and residents.

Policy EC 5 – East Manchester

This policy outlines the principles for development and support of employment opportunities in East Manchester.

Policy EN 1 - Design Principles and Strategic Character Areas

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. The proposal sits within the Central Arc Character Area. The character of the area we have today is predominantly one of 1960's social housing estates and zoned industrial areas bisected by the transport network and largely resulting from the comprehensive redevelopment of the past. Much of the Central Arc is experiencing regeneration with some contemporary urban solutions.

Policy EN 9 - Green Infrastructure

This policy says new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function.

Policy EN 16 – Air Quality

This policy outlines how the Council will seek to improve the air quality within Manchester. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas.

Relevant Saved Unitary Development Plan Policies

Several UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy.

Policy DC17– Telecommunications

This policy outlines how applications for telecommunications developments will normally be approved if the Council can be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas. The Council recognises the need for Manchester to be at the forefront in the field of telecommunications. The Council therefore starts from a presumption in favour of new development and investment in the telecommunication systems serving the City. Equally, it wishes to ensure that new developments are brought forward in a way which protects residential amenity and minimises the visual impact of such equipment, particularly in Conservation Areas and other environmentally sensitive areas in Parks and the river valleys. The Council is also concerned to make maximum possible use of existing buildings and facilities by encouraging operators to share facilities wherever possible in order to avoid unsightly duplication and clutter.

Policy DC22 - Footpath Protection

This policy outlines how in considering development proposals, the Council will have regard to the effect on existing pedestrian routes and will not normally allow development which would result in unacceptable inconvenience to local pedestrian movement.

Policy DC26 – Development and Noise

It has become increasingly accepted that noise is a major source of environmental pollution, affecting peoples' physical and mental health. The Council considers that the planning process has a role to play in reducing noise levels generally and, through the development control system, to consider carefully the relationship between different

land-uses from the point of view of noise generation and impact. Reaching judgments on what is or is not an acceptable amount or type of noise is a complex matter, consideration of which will depend on the circumstances on the ground.

DC26.1

This policy outlines how The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

a. the effect of new development proposals which are likely to be generators of noise; and

b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2

New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.3

Developments likely to result in unacceptably high levels of noises will not be permitted:

a. in residential areas;

b. near schools, hospitals, nursing homes and similar institutions;

c. near open land used frequently for recreational purposes.

DC26.4

Where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following:

a. engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers;

b. layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it; and screening by natural barriers or other buildings or noncritical rooms within a building; and

c. administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit.

Any or all these factors will be considered appropriate for inclusion in conditions on any planning permission.

DC26.5

The Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

DC26.6

Exceptions to the general policy will be considered on their merits. The Council accept, as an example, that the occasional use of outdoor facilities such as sports stadia for concerts can be acceptable in certain circumstances. Any such proposal will be considered in the light of consultation with local residents and others, and the practicability of appropriate conditions on any approval.

Places for Everyone Plan Joint Development Plan Document

JP-Strat 5 – Inner Areas

The continued regeneration of the inner areas will be promoted and will be linked to reducing levels of deprivation and poverty and supporting the improved health and wellbeing of the communities. High levels of new development will be accommodated in this highly accessible and sustainable location. New development will be, predominantly residential and will be integrated with existing communities, enhancing the quality of places and their local character. Infrastructure provision will facilitate the growth and continued capacity of the Inner Area, including high quality open spaces and improved access to the wider green infrastructure network

JP-S1: Sustainable Development

To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

JP-S2: Carbon and Energy

The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures

JP-S5: Clean Air

A comprehensive range of measures will be taken to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impacts on the green infrastructure network and where air quality targets are not being met, including determining planning applications having regard to the most recent development and planning control guidance published jointly by the Institute of Air Quality Management (IAQM) and Environmental Protection UK (EPUK), and the most recent IAQM Guidance on the Assessment of Dust from Demolition and Construction, or relevant successor guidance, including the requirement for developers to submit construction management plans as appropriate.

JP-J1: Supporting Long-Term Economic Growth

A thriving, inclusive and productive economy will be sought in all our boroughs including facilitating development in Digital and Cyber.

JP-G6: Urban Green Space

To ensure there is an appropriate scale, type, quality and distribution of accessible urban green space that can support a high quality of life and other important green

infrastructure functions - existing urban green space will be protected and enhanced in balance with other considerations.

JP-P1 Sustainable Places

We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places including being well-connected to other places, particularly by public transport and digital infrastructure enabling everyone to take advantage of the employment, cultural and leisure opportunities across Greater Manchester and beyond.

JP-C2: Digital Connectivity

We support the provision of affordable, high quality, digital infrastructure. In making decisions we will support a range of measures, including enabling the roll-out of latest generation mobile technology and full fibre to the premises connectivity, in a way that maximises coverage whilst protecting townscape quality and ensuring an ability to respond to updated/changing technology.

JP-C5: Streets for All

Streets will be designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

The National Planning Policy Framework (The NPPF)

The National Planning Policy Framework (December 2024) sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role. The NPPF outlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed. The following specific policies are considered to be particularly relevant to the proposed development.

Section 2 - Achieving sustainable development

The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

Section 6 – Building a strong, competitive economy

Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Planning policies and decisions should pay particular regard to facilitating development to meet the needs of a modern economy, including

by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics.

Section 10 - Supporting high quality communications infrastructure

Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution). Local planning authorities must determine 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.

Section 12 – Achieving well-designed places

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Other Material Considerations

Guide to Development in Manchester Supplementary Planning Document (2007)

Government Circular 1/2006 introduces a requirement for the submission of a design and access statement to accompany all planning applications for major development. Manchester City Council has produced this document as a means of guiding those involved in the development process in their preparation of these statements. The document sets out the City Council's stance on a wide range of issues.

Issues

Principle

It is important to set out the principle of development for telecommunications in general and how this relates to this particular development.

Section 10 of the National Planning Policy Framework sets out how the planning system should support high quality communications infrastructure. Paragraph 123 sets out how local planning authorities most determine applications on planning grounds only. It makes clear that *local planning authorities should not question the need for an electronic communication system or set health safeguards different from the international Commission guidelines for public exposure.*

Notwithstanding the above the City Council has made it clear that there is a clear presumption in favour of new digital and telecoms infrastructure within the city. This stance was set out in the Unitary Development Plan (DC17), then the Manchester Core

Strategy (EC1) and, most recently Places for Everyone (JP-C2). As a City, we have recognised the need for telecoms infrastructure for economic growth and to support our growing City and region.

It is noted that several local objectors sited the perceived lack of increase in quality in their mobile service. This is not for the local planning authority to judge and is often subjective. The applicant has made clear that the installation is required to support the existing network.

The proposal in question is for a 12-month extension to an existing emergency telecoms mast installation pending the install and commissioning of a permanent site.

The principal of the development is accepted.

Visual Impacts

The mast is currently in situ under emergency powers. 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.

The temporary proposed retention 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 site at Naylor Court, Gunson Street, Collyhurst, Manchester, M40 7WS. The 12-month period is to allow for the build and commissioning of the permanent infrastructure.

The permanent structure is a separate development, and the applicant has confirmed their intention to utilise their permitted development rights (as an Electronic Communications Code Operator) for a building-based installation at Naylor Court. The applicant will be required to notify the City Council as LPA under their Regulation 5 responsibility. This application for retention of the temporary installation does not constitute approval for the permanent solution.

It is considered that the siting at the corner of Lower Vickers Street and Mellor Street would not be ideal for a permanent solution due to its prominence within the street scene sitting on an open corner designed to maintain an open aspect to the roads in the area, however, as a temporary solution, on balance, the installation would not have such an impact on visual amenity so as to warrant a refusal of permission given the need for the mast and the benefits until the permanent solution is brought forward.

The council recognises that telecommunications infrastructure is necessary to maintain the service residents expect, especially in newly developed residential areas like this area of the City and on balance any amenity harm is outweighed by the benefit in accordance with digital connectivity policies and NPPF.

It must be recognised that the temporary mast is necessary to ensure that there is not a gap in coverage/service for this part of Miles Platting and Newton Heath and that the installation is also used by the emergency services for on-going communication.

Effects on amenity

Noise

Objections have been received from nearby residents due to noise from the generator and this issue has been considered by Environmental Health colleagues who recommend that a condition is imposed requiring noise mitigation and a verification report to show that the equipment is being maintained. As of publication of this report the information is outstanding. A condition has been added to provide the required noise verification within 28 days on the date of the decision. If during verification testing the installation does not conform with the noise criteria (achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location) then additional measures would be required to ensure that the required noise levels are appropriate and maintained.

We are currently seeking details from the applicant on the proposed hours of use for the generator and whether, combined with the battery system, timings can be altered to minimise impacts. Notwithstanding this, the noise report conditioned will ensure that the generator complies with the required noise criteria when running.

Pending the discharge of the conditions the noise amenity impacts would be deemed acceptable.

Air Quality/fumes/odours

Objections have been received from nearby residents due to fumes and odours from the generator and this issue has been considered by Environmental Health colleagues who recommend that a condition is imposed requiring details of generator emission control. As of publication of this report the information is outstanding. A condition has been added to provide the required verification within 28 days on the date of the decision. If during verification testing the installation does not conform with the emissions control criteria (Stage IV of EU directive 97/68/EC, and Stage IIIA as a minimum) then the generator would need to be replaced within an agreed timescale.

Pending the discharge of the conditions the air quality/fumes/odours amenity impacts would be deemed acceptable.

Road safety and traffic generation

It is noted that the existing base station uses a generator in axillary which does currently cause a visibility obstruction at the Mellor Street/Lower Vickers Street junction. A condition has been attached for the applicant for drawings, location, details, and materials of the generator and acoustic shielding to be submitted to and approved in writing within 28 days on the date on the decision notice.

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. There is nothing to suggest that the retention of

the installation for 12 months (or any telecommunication development) would influence local crime or antisocial behaviour.

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). It is noted that several local objectors sited the perceived health effects of the mast and signal. This is not for the local planning authority to judge and is not taken into consideration in assessing the proposal.

Refuse storage and collection.

There is no waste output from the development.

Vehicular access and car parking

The proposal has minimal effect on the existing vehicle access and car parking at the site. It is noted that the install will require servicing, as of publication of this report the information on a servicing plan is outstanding. A condition has been added to provide the required construction and servicing management plan within 28 days on the date of the decision.

Pending the discharge of the conditions the vehicular access and car parking impacts would be deemed acceptable.

Green Infrastructure including open space, both public and private

The install sits on a grass verge. There is an expectation of some impact to grass in the area however the impact would be no more than the existing emergency installation. A condition has also been added to ensure that once the consent elapses the site is returned to prior to development conditions to ensure that any impact is rectified.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment and would use the existing drainage on site.

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 the right to a fair hearing and to this end the Committee 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 polices 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 of the application 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 a 21m temporary lattice mast at Lower Vickers Street, Manchester, has been thoroughly evaluated. The temporary installation is deemed necessary to maintain telecommunications services, including emergency services, until a permanent solution is commissioned. Despite objections from residents concerning noise, air quality, and visual impact, the benefits of the mast in ensuring continuous service outweigh these concerns. Conditions have been imposed to mitigate noise and air quality impacts. The temporary nature of the installation and its essential role in maintaining service continuity justify its approval for a limited period of 12 months.

Recommendation

Article 35

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) 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 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. Generator location

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.

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. Noise

a. The generator hereby approved 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 28 days of the date of this decision, a verification report shall be submitted to and agreed in writing by the City Council as Local Planning Authority to validate that the generator conforms to the requirements of part a of this condition.
c. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

d. Any non-conformity with the recommendations in the report shall be fully resolved within 28 days of the date on the report.

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. Air Quality

a. The temporary generator should meet Stage IV of EU directive 97/68/EC, and Stage IIIA as a minimum
b. Within 28 days from the date on the decision notice a verification report with confirmation of compliance of part a of this condition shall be submitted to and approved in writing by the City Council as local planning authority.
c. Any instances of non-conformity with the criteria shall be detailed along with any measures required to ensure compliance with the agreed criteria.
d. Any non-conformity with the criteria shall be fully resolved within 28 days of the date on the verification report.

Reason: To secure a reduction in air pollution from traffic or other sources to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

6. 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.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 141816/FO/2024 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national

planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

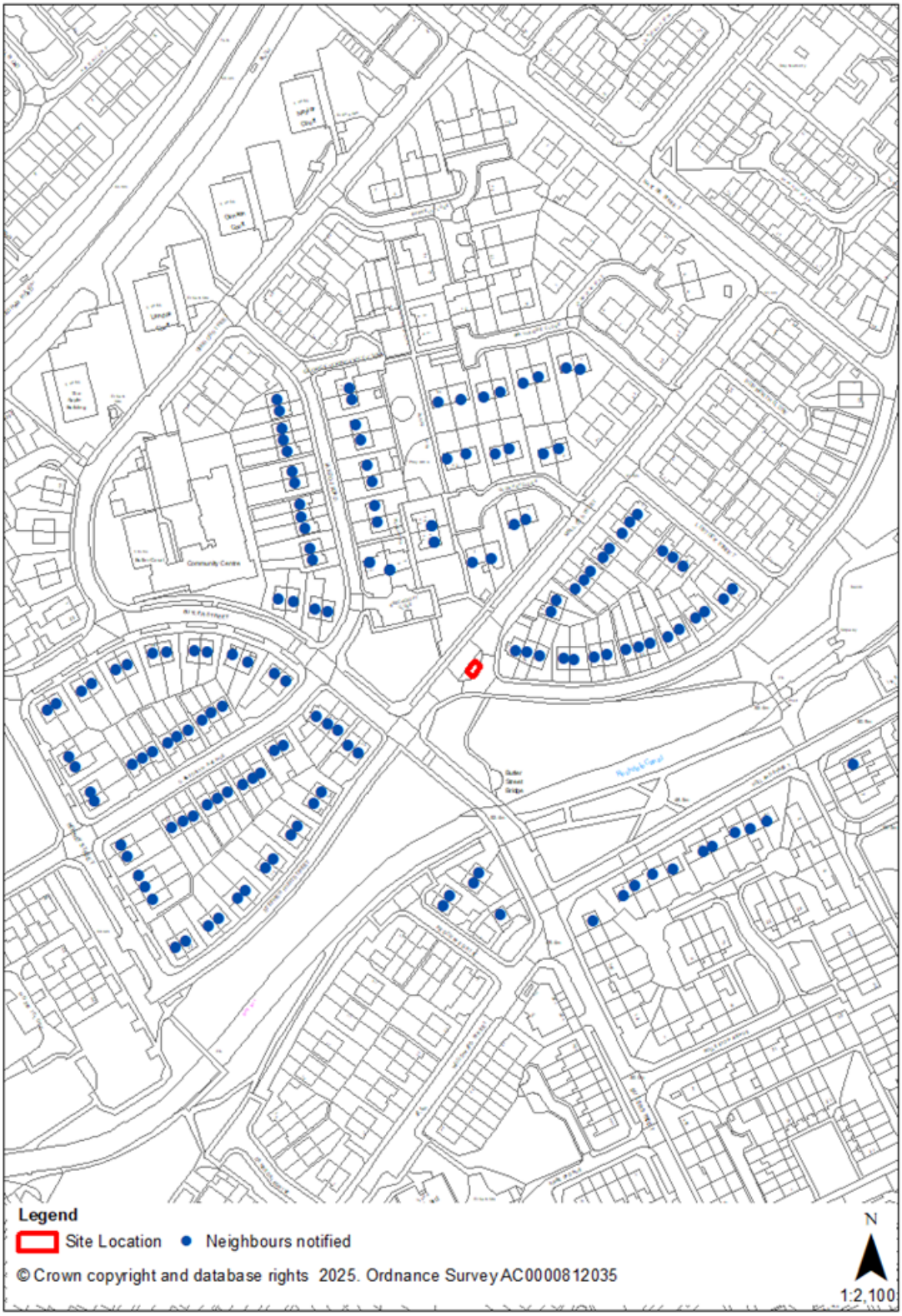
The following residents, businesses and other third parties in the area were consulted/notified on the application:

Highway Services

Environmental Health

A map showing the neighbours notified of the application is attached at the end of the report.

Relevant Contact Officer : Joshua Lee
Telephone number : 0161 219 2851
Email : joshua.lee@manchester.gov.uk


Legend
Site Location
Neighbours notified
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