



Planning

Growth & Development

Delegated officer report for planning application

Application no.	138130/FO/2023
Date registered valid:	20 December 2023
Proposal:	Retention of 30m high Telecommunications Mast and associated equipment cabinet and associated fencing for a temporary 12-month period
Address:	Mersey Bank Playing Fields, Mersey Crescent, Manchester , M20 2YJ
Ward(s):	Didsbury West Ward
Applicant:	EE UK Ltd & Hutchison UK Ltd
Agent (if any):	Ryan Marshall WHP Telecoms Limited
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	13.02.2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28/12/2023

Standard consultations:

Printed: 21 December 2023

Expired: 14 January 2024

Neighbour notifications

Printed: 21 December 2023

Expired: 14 January 2024

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

Description of site/building

The proposal relates to an area of playing fields at Mersey Bank Playing Fields.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



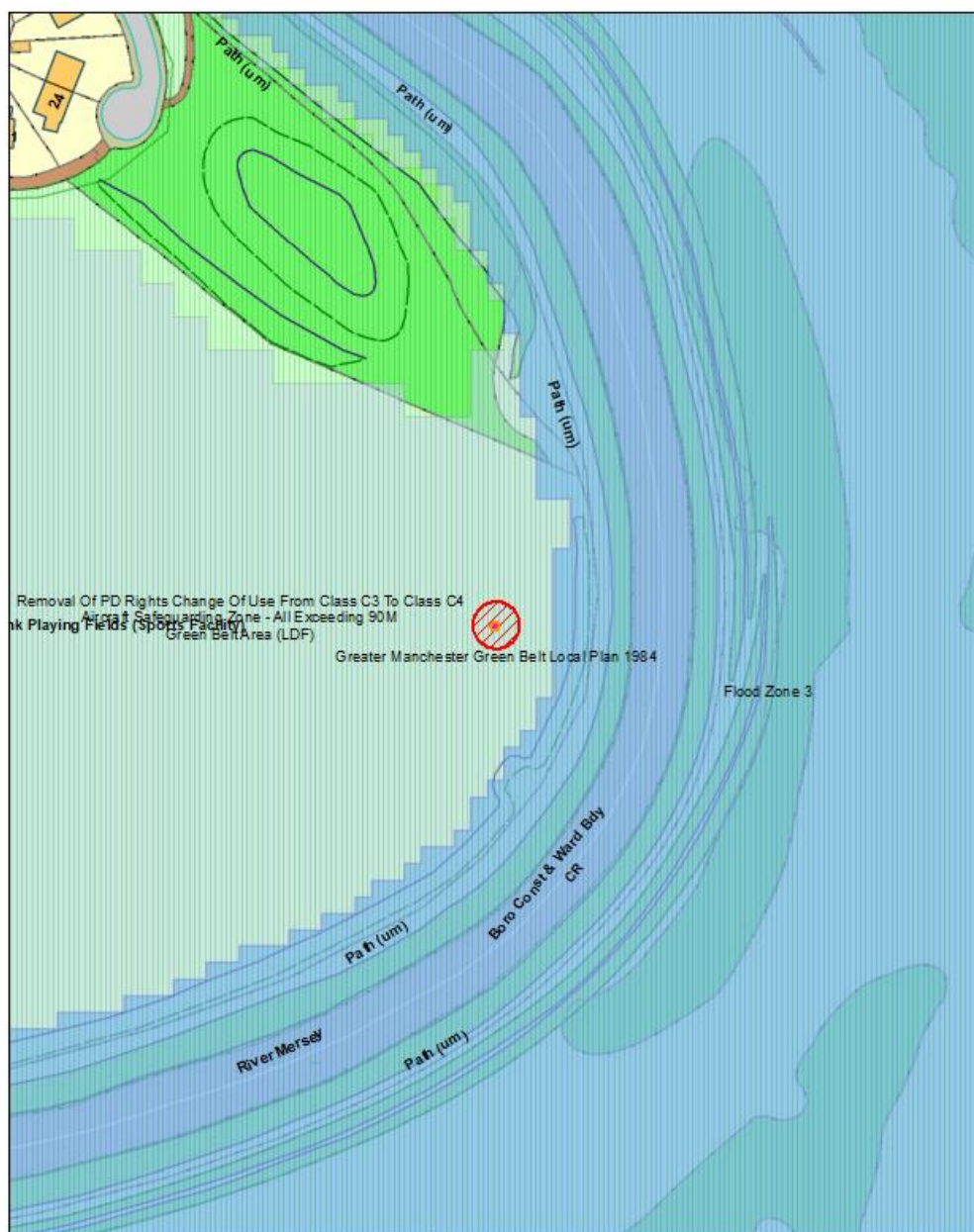
Figure 1. View from Mersey Crescent



Figure 2. Site photo

Description of area

The site is located in Manchester's Didsbury West ward within the Manchester Green Belt. The site sits adjacent to the River Mersey and within Flood Zone 2 and close to Flood Zone 3. Northenden Gold Club sits on the opposite bank of the river.



© Crown copyright and database rights 2023. Ordnance Survey 100019568



Description of development

The applicant is proposing the 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
- 1No. 300 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).

The proposal would also feature a 60kva generator.

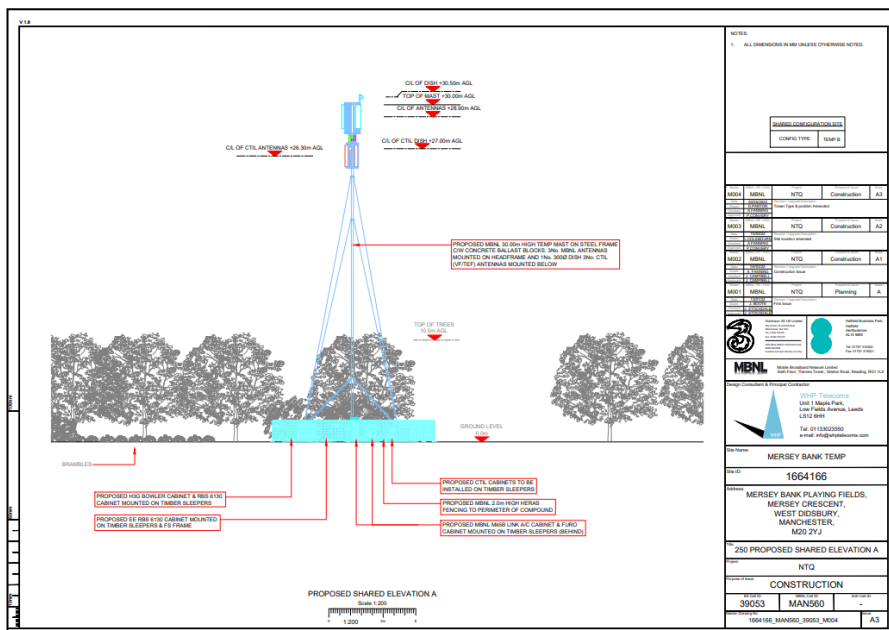


Figure 3. Proposed development

Planning History

Pre-application advice

Pre-application advice was sought from the Council as LPA. A principal planning officer replied on the Councils behalf. The officer recommended submitting a Flood Risk Assessment with the application.

073163/VO/2004/S2

Description: CITY COUNCIL DEVELOPMENT TEMPORARY CONSENT For the siting of three storage containers for a period of 12 months to provide changing facilities.

Decision: Approved 03/11/2004

Consultations & Notification Responses

Consultations

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application.

Based on the Environment Agency (EA) comments on 22 January 2024, they would have no further comments to make on this application. They support the EAs request to include the recommended condition within the decision notice

Manchester City Council Corporate Property

Manchester City Council Corporate Property were consulted on this application.

We received no response.

Environment Agency

The Environment Agency were consulted on this application.

The EA had no objection to the proposal in principle adding a condition regarding flood control.

Applicant led consultation.

The applicant led their own consultation as follows:

Schools & Colleges

There are no schools or colleague in close proximity.

Airports and Aerodromes

There are no Airports and Aerodromes within 3km.

Notifications

Local Residents

As stated in Appendix 1, people who live near the area were told about the proposal.

2no comments were received in objection.

- Concerns on access to the site, creation of muddy tracks from vehicles
- Concerns on noise and air pollution from generators.

Policies & Principle

Summary of relevant policy

Applications for planning permission must be assessed against the local development plan, unless there are important reasons not to, as stated in planning law.

In considering this application, we consider the following policies relevant.

Local

- [The Manchester Core Strategy Development Plan Document 2012-2027](#) The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and is used to review development applications. We consider the following Core Strategy Policies relevant to this proposal.
 - DM 1 - Development Management
 - SP 1 - Spatial Principles
 - 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
- [Extant Unitary Development Plan \(UDP\)](#) - The Core Strategy replaced most of the UDP. However, some UDP Development Control policies are still in effect. The following extant policy are still considered relevant to this proposal.
 - DC17 – Telecommunications

Regional

- [Places for Everyone Plan -](#) The Places for Everyone Plan is a strategic plan for nine of the 10 boroughs in Greater Manchester. Once Manchester adopts the Places for Everyone Plan, it will become part of the city's development plan.

National

- [The National Planning Policy Framework \(The NPPF\)](#) - The Government released the NPPF on March 27, 2012, and updated it on September 5, 2023. Here, you can find the government's planning policies for England. It also explains how to apply them. We consider the following sections relevant to this proposal.
 - Section 4 – Decision-making
 - Section 6 – Building a strong, competitive economy
 - Section 8 - Promoting health and safe communities

- 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

Principle of the development

The proposal's principle is acceptable and is considered to preserve the openness of the green belt and not conflict with the purposes of including land within it.

No factors in amenity terms would warrant refusal.

After careful consideration, it is concluded that the proposed development aligns with the Manchester Core Strategy, Extant UDP, and the NPPF. This conclusion is based on the assessment in the sections that follow.

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

DM 1 – Development Management

New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail

The temporary mast is located at the far end of the Mersey Bank Playing Fields close to the River Mersey.

The mast would be a temporary (12 months) addition to the site.

The mast and ancillary cabinets are of a design and materials of what is expected for this kind of development.

Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposal sits on the Mersey Bank Playing Fields in Manchester Green Belt.

The proposed development is temporary in nature and wouldn't permanently change the character of the area.

Given the temporary nature of the structure it is considered that the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal is located approximately 145m from the closest residential property and is not expected to have a negligible effect on privacy.

The proposal is expected to have a minimal effect on Air Quality. A temporary generator will be placed on site however given the location the effect on local air quality to residents is not considered to be significant.

The proposal in of itself has a minimal effect on local noise levels. A temporary generator will be placed on site however given the location the effect on local noise to residents is minimal. It is understood that generators could cause noise and disruption to local residents. However, given the location of the generator and the nature of the area and strategic road network in the vicinity of the site it is not considered that the proposals would generate significant noise to the detriment of residential amenity.

The proposal has no effect on road safety and traffic generation.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

The proposal is therefore in accordance with this development management principle.

Vehicular access and car parking

The site will be accessed by a temporary access road across the site. A condition has been attached to ensure the access is returned to the original state.

Effects relating to biodiversity, landscape, archaeological or built heritage

The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The proposal sits within the Manchester Green Belt. The proposal is for a temporary installation of 12 months and a condition has been added to ensure the land returns to its previous condition.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The site is located in Flood Zone 2 within the River Mersey flood plain.

No objections have been raised by the Environment Agency of the Council's Flood Risk Management Team subject to a condition being attached to any approval.

The proposal is therefore in accordance with this development management principle.

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should 'make a positive contribution to neighbourhoods of choice'.

We consider this proposal to accord with the principles of this policy.

EN 1 – Design Principles and Strategic Character Areas

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the 'Southern Character Area'.

We consider this proposal to accord with the principles of this policy.

EN 9 – Green Infrastructure

This policy outlines the principles to maintain existing green infrastructure in terms of its quantity, quality, and multiple function.

The development is considered to accord with the aspirations of this policy.

EN 10 - Safeguarding Open Space, Sport, and Recreation Facilities

The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces.

We consider this proposal to accord with the principles of this policy.

EN 13 – Green Belt

The extent of Green Belt in Manchester will be amended in the vicinity of Manchester Airport, in accordance with policy MA1. Otherwise, there are no amendments to the Green Belt boundary to be affected through the Core Strategy. This does not preclude further consideration of sites currently within the Green Belt through subsequent Development Plan Documents.

We consider this proposal to accord with the principles of this policy. The proposals are not considered to impact on the openness of the green belt, the proposal is for the temporary installation of telecommunications infrastructure which would be removed following the temporary period.

We consider this proposal to accord with the principles of this policy.

EN 14 – Flood Risk

This policy outlines the key principles around Flood Risk Management in the city.

The proposal sits in Flood Zone 2.

We consider this proposal to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

DC17 – Telecommunications

This policy outlines the key issues when considering proposed telecommunications development.

We consider this proposal to accord with the principles of this policy.

Places for Everyone Plan

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

This proposal is considered to accord with the aspirations of the Places for Everyone Plan.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 6 - Building a strong, competitive economy

Section 6. of the NPPF outlines the development management principles to help create the conditions in which businesses can invest, expand, and adapt.

Section 8 - Promoting healthy & safe communities.

Section 8 of the NPPF outlines the development management principles to achieve healthy, inclusive, and safe places that provide the social, recreational, and cultural facilities and services the community needs.

Section 10 - Supporting high quality communications infrastructure

Section 10 of the NPPF outlines the development principles in regard to communications infrastructure.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 12 outlines how the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manual for Streets \(2007\)](#)
- [National design guide](#) & [National Model Design Code](#) (2021)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

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

We find the proposal's design, size, and appearance acceptable for this location. It won't harm nearby properties or the street's character. There are no other material considerations of enough weight to say otherwise. Due to these reasons, the proposal is not likely to have a negative impact. It aligns with the relevant Core Strategy, Extant UDP, NPPF policies, and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. The proposals have been assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy

Development Plan, and other material considerations. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to decision for approval

1. 12-month temporary approval

The permission hereby granted is for a 12-month period only, expiring 12 months from the date on this decision notice. The works, structures and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued and the land returned to its former condition prior to the works and equipment being in situ.

Reason - The use hereby granted is for a temporary period only pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2. Specified plans

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

- a. Drawing - Location Plan 18 Sep 2023 THE LOCATION PLAN
- b. Drawing - Existing & Proposed 18 Sep 2023 X10 PLANS
- c. Correspondence 18 Sep 2023 COVERING LETTER
- d. Supporting Information 13 Oct 2023 39053_SSSI NEW SITE 2018 ENGLAND
- e. Supporting Information 18 Sep 2023 SUPPLEMENTARY INFORMATION TEMPLATE
- f. Supporting Information 13 Oct 2023 ICNIRP
- g. Flood Risk Assessment or Drainage 20 Dec 2023
- h. Supporting information – 31/01/2024 - GP-Datasheet-Powersafe

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.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy.

4. Flood risk management

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:

- a. The base of the electrical equipment found on site should be raised to a minimum level of 29.11m AOD.
- b. The operators of the site register to receive flood warnings from the Environment Agency for the 12-month period of operation.
- c. 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.

These mitigation measures shall be fully implemented whilst the development is in use 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.

Reason: To reduce the risk of flooding to the proposed development pursuant to policies DM 1, SP 1, EN 1, EN 9, EN 10 and EN 14 of the Core Strategy and section 14 of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Corporate Property

MCC Flood Risk Management

Environment Agency

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
31 Riverbank Walk, Manchester, M20 2XY
17 Riverbank Walk, Manchester, M20 2XY
11 Riverbank Walk, Manchester, M20 2XY
9 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

Appendix 2 – Planning constraints

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

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

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