

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 139123/TEL/2024

**Date registered valid:** 30 January 2024

**Proposal:** Prior Approval for installation of 20m telecommunications mast supporting 12 no. antennae, 2 no. transmission dishes, 30 no. remote radio units and 6 equipment cabinets, 1 meter cabinet and GPS module.

**Address:** Land At I. J. Kayes Scrap Metal, Unit 1A Sandfold Lane, Manchester, M19 3BH

**Ward(s):** Levenshulme Ward

**Applicant:** Cornerstone

**Agent (if any):** Mr James Dodd Clarke Telecom

**Case officer:** Steven McCoombe  
Tel: 0161 234 4607  
Email: [steven.mccoombe@manchester.gov.uk](mailto:steven.mccoombe@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 11 March 2024

## Application details

**Type of application:** Telecommunication Application

**Development type:** Notifications

**Date of site visit:** 6 March 2024

### Standard consultations:

Printed: 1 February 2024 Expired: 22 February 2024

### Neighbour notifications

Printed: 1 February 2024 Expired: 22 February 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 application site relates to part of the frontage of a scrap metal processing business situated along the northern side of Sandfold Lane, adjacent to where the road bends around to the south-east.



View from the bend on Sandfold Lane

The site which comprises hard-standing, accommodates various machinery and vehicles, including a crane. The site is enclosed by metal Palisade fencing.

**Listed building:** Not applicable

**Conservation area:** No

**Tree Preservation Order:** No

### **Description of area**

The application site is situated within a mixed-use area, with an emphasis on industrial type uses.

A Council run household waste and recycling depot neighbours the site to the east, whilst commercial uses including car repair garages, joinery and industrial units flank the site to the south and west. To the north, the site bounds the rear facing elevation of two storey residential dwellinghouses along Bratton Drive, located approximately 80 metres away.

### **Description of development**

Prior Approval is sought for the installation of a 20 metre high telecommunications mast supporting 12 no. antennae, 2 no. transmission dishes, 30 no. remote radio units and 6 equipment cabinets, 1 meter cabinet and GPS module.

### **Consultations & Notification Responses**

Local Residents/Occupiers – No representations received.

Highways Services - All the telecommunication equipment will be placed on private land at Unit 1A Sandfold Lane. It is accepted by highways that the proposals would not cause a distraction to passing vehicles and would not give rise to forward visibility issues.

### **Planning History**

#### 137400/TEL/2023

Prior Approval for the installation of a 20 metre high telecommunication lattice tower supporting 6 no antennas, 2 no dishes, installation of 4No. cabinets together with ancillary development.  
*Approved 14 August 2023.*

#### 066197/FO/NORTH2/02

Temporary application for Use of land as a tyre recycle centre including shredding of tyres for a period of two years. *Approved 1 April 2003.*

#### 058178/OO/NORTH2/99

Outline Application for the erection of 5 cement silos and ancillary facilities. Approved 31 January 2000.

#### 023739

Erection of two-storey office extension at side of workshop, after demolition of existing offices.  
*Approved 26 March 1985.*

#### F10425

Erection of a gas meter house for proposed factory. *Approved 10 May 1979.*

## **Policy**

The following policy and guidance is considered relevant to the consideration of this application:

- Saved policy DC17.1 of the UDP;
- Policies DM1 and SP1 of the Core Strategy;
- Sections 10 and 12 of the National Planning Policy Framework (NPPF).

## **Issues**

### **Principle**

The Town and Country Planning (General Permitted Development) (England) Order 2015 confers 'permitted development rights' for certain types of telecommunications development. This now includes the erection of telecommunications masts which do not exceed a height of 30m above ground level on unprotected land. These permitted development rights remove the need to submit a full planning application, but rather require a 'prior approval' application to be made.

This means that the Local Planning Authority can only control the details of the siting, design and external appearance of a telecommunication development, as the acceptability of the principle of the development is already established. The Local Planning Authority has 56 days in which to let the applicant know of its decision on whether prior approval is required for siting and appearance and to let the operator know of its decision to allow or refuse approval.

Given background Government planning guidance, a principal theme running through the National Planning Policy Framework is the commitment to ensuring sustainable economic growth. This includes the advancement of infrastructure and the use of smarter technologies.

Paragraph 118 at Section 10 of the NPPF states that "Advanced, high-quality communications infrastructure is essential for sustainable economic growth and social well-being".

Saved policy DC17.1 of the UDP similarly looks to support telecommunication development, subject to minimising any impact upon siting and appearance.

Within a letter issued to Local Planning Authorities from the Department for Digital, Culture, Media and Sport, dated 24 May 2021, the Government is clear that digital connectivity is considered now, more than ever – vital to enable people to stay connected and businesses to grow. The demand for mobile data is increasing rapidly, and the COVID-19 pandemic has highlighted how important it is that we all have access to reliable, high quality mobile connectivity.

It is stated further that The National Planning Policy Framework ("the Framework") for England states that planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology, such as 5G.

The Framework is clear that decisions on applications should be made as quickly as possible, and within statutory timescales. Local planning authorities must determine applications on planning grounds only and they should not seek to prevent competition between different operators or question the need for an electronic communications system.

In this case, given the prevailing policy and Government support for telecommunication installations, together with the siting and appearance of the proposed installation, and as the site has already been subject to an unimplemented consent for a similar installation with the assessed against the current development plan, the principle of the proposed installation is considered satisfactory.

Further, the public benefits of a greatly enhanced communications network for businesses and residents alike in this location, would qualify as a considerable positive that would contribute to the wider economic output of the area, as well as social improvements.

In light of the above, it is considered that the proposal complies with the overarching policy framework which outlines a general presumption in favour of telecommunication development. It is necessary however to further assess the appropriateness of the siting and appearance of the proposed equipment, as outlined below.

### Siting and Appearance

In keeping with the National Planning Policy Framework which advocates the use of high-quality communications infrastructure, the proposed design has been selected to minimise visual impact upon the street scene by integrating with the existing vertical emphasis provided by street lighting columns along Sandfold Lane.

The introduction of a tall structure will always to some degree be noticeable, particularly to passers-by and nearby occupiers. This does not necessarily mean any harm will result or that there will be an overwhelming, undue impact.

In this instance, it is considered that the applicant has minimised the impact by practicable and appropriate siting and design, balancing the siting and appearance of the installation against technical requirements and material planning policy and guidance which advocates a presumption in favour of such equipment.

The proposal has undergone a sequential site selection, with the current proposal representing the best fit when balancing siting against coverage requirements. The proposed installation will facilitate advanced coverage in the area to aid the social well-being and business needs of the occupants of the nearby properties and local businesses.

Given the prevailing backdrop, together with relatively open context of the immediate area, the proposed installation can be satisfactorily assimilated without any significant undue impact to visual amenity.

It is believed that the development would have limited visual impact in this location. The mast would be sited within an industrial area and adjacent to lighting columns situated along Sandfold Lane. Whilst residential properties adjoin the wider scrap yard site approximately 80 metres to north along Bratton Drive, it is considered that given the intervening backdrop formed by the scrap yard and boundary fencing which largely screen views from ground level windows, any visual impact can be sustained without appearing overly incongruous.

The proposed design is typical of this form of mast and related equipment. Its height and composition would be appropriate in the context of the application site.

The proposed development would be sited and demarcated within a very limited area associated with a larger site as the installation would be immediately surrounding by industrial uses, the installation would satisfactorily assimilate into its surroundings.

As such, it is not considered that the proposed mast and associated equipment would not form overly intrusive features, nor would there be any significantly harmful impact upon the character and appearance of the area.

In light of the above, it is felt that taking into account the technical constraints of the operator, available sites and immediate environmental context of the area, the siting and appearance of the proposal can be satisfactorily accommodated without significant, adverse impact to visual amenity.

### Access

The proposed installation is site on private land and does not affect any public right of way. As such, pedestrian access would not be impeded.

### Impact on Health and Safety

Representations have been received from neighbouring occupiers in which concerns are raised about the impact to human health as a consequence of the proposed installation, as well as the impact to health due to the location of a nearby primary school.

The role of the planning system however is not to duplicate existing controls under other legislation and is not the place to determine health safeguards. It is the Government's view that if a proposed development conforms to International Compliance for Public Exposure Guidelines for Public Exposure to Electromagnetic Fields established by the International Commission on Non-Ionising Radiation Protection (ICNIRP), further consideration of this issue should not be necessary by the Local Planning Authority.

It should also be noted that within the recent letter issued to Local Planning Authorities from the Department for Digital, Culture, Media and Sport, dated 24 May 2021, it is stated that the Government's independent advisers on matters of public health, are clear that there is no credible evidence of a negative impact of mobile technology, including 5G on people's health. Central to PHE's advice are the guidelines published by the International Commission on Non-Ionizing Radiation Protection (ICNIRP), which is formally recognised by the World Health Organisation.

## **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.

**Recommendation:** Approve

**Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

1) The City Council is satisfied with the siting and appearance of the proposed telecommunication installation, in accordance with policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC17.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework (NPPF). The consent hereby provided shall ensure the installation be carried out only in accordance with drawings referenced 100/A, 201/B and 301/B and accompanying documents, received by the City Council as Local Planning Authority on 29 January 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC17.1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

## **Appendix 1 – List of consultees & neighbours notified**

### Highway Services

26 Bratton Drive, Manchester, M19 3GW  
34 Bratton Drive, Manchester, M19 3GW  
30 Bratton Drive, Manchester, M19 3GW  
28 Bratton Drive, Manchester, M19 3GW  
331 Mount Road, Manchester, M19 3HW  
36 Bratton Drive, Manchester, M19 3GW  
18 Bratton Drive, Manchester, M19 3GW  
22 Bratton Drive, Manchester, M19 3GW  
24 Bratton Drive, Manchester, M19 3GW  
20 Bratton Drive, Manchester, M19 3GW  
16 Bratton Drive, Manchester, M19 3GW  
12 Bratton Drive, Manchester, M19 3GW  
14 Bratton Drive, Manchester, M19 3GW  
10 Bratton Drive, Manchester, M19 3GW  
32 Bratton Drive, Manchester, M19 3GW  
R M J Concrete Flooring, Printworks Lane, Manchester, M19 3JP  
Greater Manchester Waste Disposal Authority, Sandfold Lane, Manchester, M19 3BJ  
Unit F Levenshulme Trading Estate, Sandfold Lane, Manchester, M19 3BJ  
Unit 1, Sandfold Lane, Manchester, M19 3BJ  
303 Mount Road, Manchester, M19 3ET  
Ryecroft Cottage, Mount Road, Manchester, M19 3HW  
48 Bratton Drive, Manchester, M19 3GW  
46 Bratton Drive, Manchester, M19 3GW  
40 Bratton Drive, Manchester, M19 3GW  
42 Bratton Drive, Manchester, M19 3GW  
44 Bratton Drive, Manchester, M19 3GW  
38 Bratton Drive, Manchester, M19 3GW  
Adjacent To 303, Mount Road, Manchester, M19 3ET

## **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  
Historic Landfill Site 250m Buffer -  
Area Team Boundary - Name: NORTH AREA