

Planning

Ian Jarvis
Telephone: 0161 234 4079
ian.jarvis@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Ryan Marshall
WHP Telecoms Limited
1A Station Court
Station Road
Guiseley
LS20 8EY

Date: 1 December 2022

Dear Sir/Madam,

**Town & Country Planning (General Permitted Development Order) (England) 2015
(as amended) Schedule 2, Part 16
Application No: 134544/TEL/2022**

Prior Approval for the installation of 16 metre high telecommunication monopole with wrapround cabinet at base, 3 equipment cabinets and associated ancillary works at Errwood Road Opposite Junction At Crompton Road, Manchester , M19 1GE

I write with reference to the above application and advise you that prior approval will be required for the siting and appearance of the proposed apparatus and in this case is **approved** for the following reason(s):

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. In this case the proposal was considered to be in accordance with City Council policy, but a change was sought in relation to the colour of the equipment cabins, as it was considered that a dark green finish would better complement the adjoining landscaped setting.

The City Council is satisfied that this development has been sited and designed to minimise the impact on residential amenity and the visual amenity of the surrounding area. The proposal is also suitably sited to ensure there is no detriment to highway and pedestrian safety. Accordingly, the proposal complies with Section 10 of the National Planning Policy Framework, policies SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policy DC17.1 (Telecommunications) of the Unitary Development Plan for the City of Manchester.

Consent is hereby granted in accordance with the following drawings and documents:

Declaration of Conformity with ICNIRP Public Exposure Guidelines dated 21 July 2022
(ref:1999/519/EC)

Drawing set numbered MAN10188_M004 Issue D and titled '002 Site Location Plan'. '210 Proposed Site Plan' and '260 Proposed Elevation'.

All stamped as received by the City Council as Local Planning Authority on 29 July 2022.

Email from Ryan Marshall, dated 21 September 2022, which confirms that the cabinets would have a 'fir green' coloured finish.

The Arboricultural Impact Assessment, dated November 2022, and drawing numbered ARB/4737/Y/100, stamped as received by the City Council as Local Planning Authority on 14 November 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to 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).

In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars;

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) Construction works on site, including the installation of the telecommunication monopole, equipment cabinets and associated ancillary works, shall only be carried out in accordance with the Arboricultural Impact Assessment, dated November 2022, and drawing numbered ARB/4737/Y/100, stamped as received by the City Council as Local Planning Authority on 14 November 2022. All work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

Should you wish to discuss this matter any further please contact Ian Jarvis.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing

