MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	144828/TEL/2025
Date registered valid:	23 December 2025
Proposal:	Prior approval application for the Installation of a 12 metre high Monopole, together with 1No. Omni Antenna (at 13.45 metres) and ancillary equipment including GPS Module, 1No. Collinear Antenna fixed at 4.19m and 1No. Cabinet.
Address:	Copson Street, Withington, Manchester, M20 3HE
Ward(s):	Old Moat Ward
Applicant:	United Utilities PLC
Agent (if any):	Mr Richard Morison, Pegasus Planning Group Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **26 January 2025**

APPLICATION DETAILS

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit: 15 January 2026

Standard consultations: Printed: 2 January 2026 Expired: 23 January 2026

Neighbour notifications: Printed: 2 January 2026 Expired: 23 January 2026

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a stretch of unadopted pavement on Copson Street.

Description of area

The proposal is located on a stretch of Copson Street adjacent a public Car Park and opposite a Veterinary Surgery. The proposal is located just outside the Withington District Centre and Withington Conservation Area boundaries (as defined in the Core Strategy) but the car park and local shops are associated with the retail activity within the district centre.

Description of development

Prior approval application for the Installation of a 12 metre high Monopole, together with 1No. Omni Antenna (at 13.45 metres) and ancillary equipment including GPS Module, 1No. Collinear Antenna fixed at 4.19m and 1No. Cabinet.

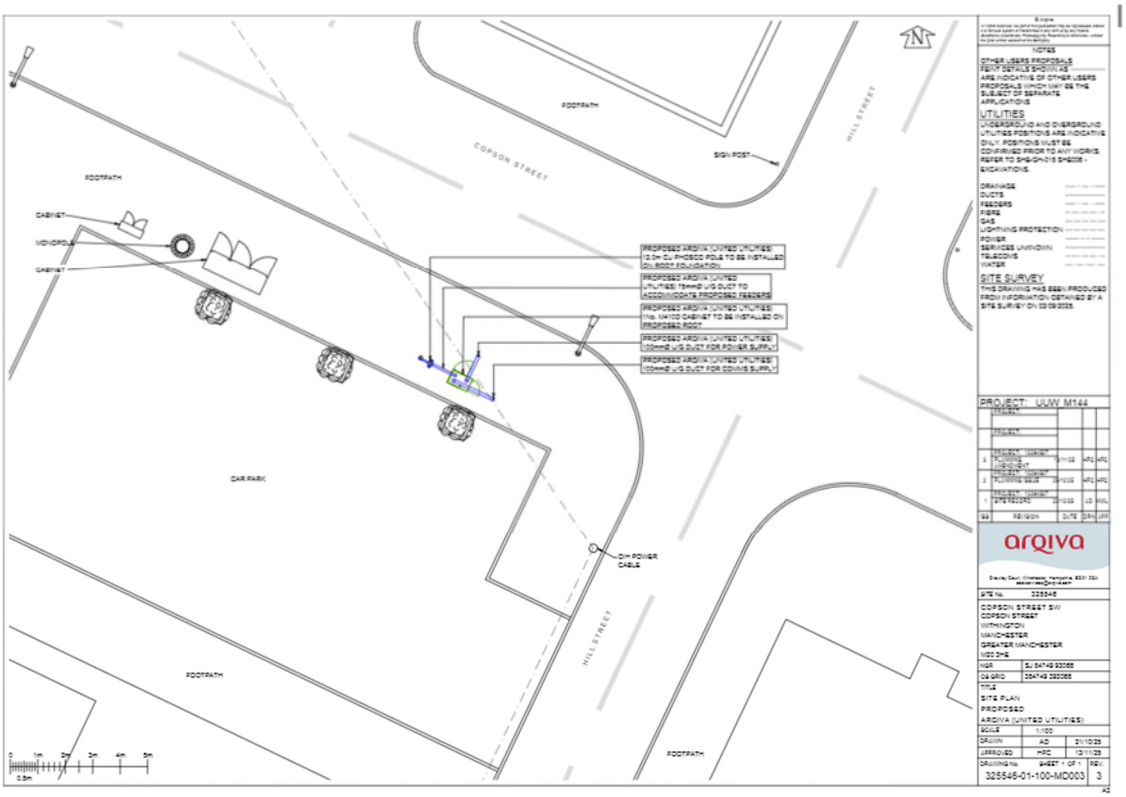


Figure 1. Proposed site plan

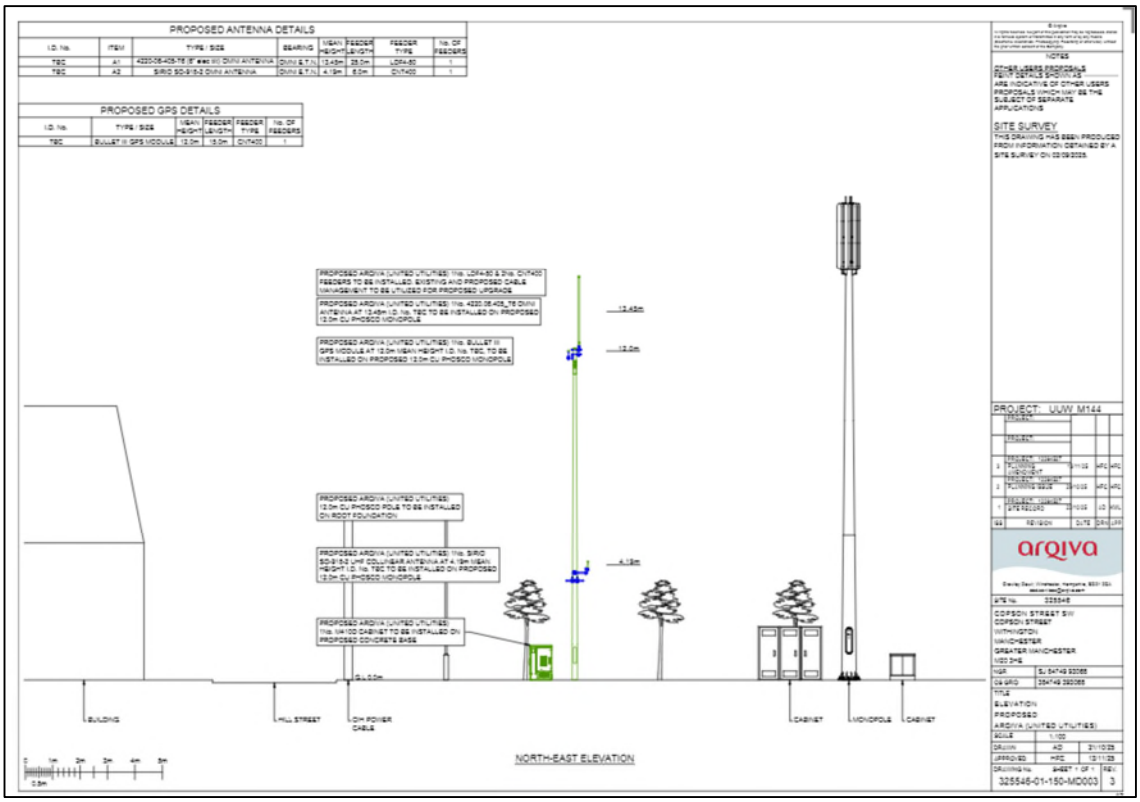


Figure 2. Proposed elevation

PLANNING HISTORY

077654/TEL/2005/S1

Description: PRIOR APPROVAL for the erection of 11.7-metre-high slimline monopole with 3 shrouded antennas and one associated equipment cabin

Decision: Approved 11/01/2006

It is noted the above approval is for the existing telecommunications mast on Copson Street shown on the site plan above.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and had no objections to the proposal offering the following comments

- The proposed equipment is to be positioned to the back of the footway, retaining an unobstructed clearance in excess of 2m from the edge of the carriageway. Please note that this strip of footpath is noted as unadopted on our records.
- 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.
- It is understood that the proposals would require a minimal level of routine servicing/maintenance, which would require maintenance vehicles to be parked nearby in consideration of the surrounding parking restrictions.
- Please also note that the positioning of the equipment is within close proximity to a street lighting column and a tree. It is recommended that the applicant liaises with MCCs Street Lighting Team regarding the existing street lighting column. Similarly, observation shows a telecommunications pole within close proximity which may also require discussion with the relevant telecoms provider.
- The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk
- The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Notifications

Local Residents

No representations received.

Ward Members

A response was received from Councillor Gavin White objecting to the proposal with the following comments

We would oppose this application in our ward in Old Moat on Copson Street. The proposed location for the mast is close to a conservation area and many listed buildings and would have a detrimental impact on the visual amenity of the area in question.

It is also very close to local shops and other amenities, and is not in compliance with policies in regards to our district centres and high streets in the city.

The cabinets and associated infrastructure would also limit the width of the pavement in this location which is a very well used pavement and route into Withington Village to the east of this location and Copson Street is also one of the main pedestrian routes to the rest of the Old Moat estate from Wilmslow Road, which is a very well used public transport route.

In summary, we would object to this application as local ward members and councillors for all the reasons stated above.

Relevant planning concerns will be taken into consideration when assessing the proposal.

RELEVANT POLICIES

The proposal is submitted under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (as amended), which permits certain electronic communications development subject to conditions and limitations. In this case, the electronic communications code operator is United Utilities, and the application seeks prior approval for the siting and appearance of the proposed installation. The local planning authority's assessment is therefore confined to these two considerations; issues such as the operational need for the development or health concerns are not material to this process.

In determining prior approval, regard must be had to the National Planning Policy Framework (NPPF), particularly paragraph 118 which supports high-quality communications infrastructure

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- National Planning Policy Framework (NPPF) December 2024–
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 6 – Building a strong, competitive economy
  - Section 7 - Ensuring the vitality of town centres
  - Section 10. Supporting high quality communications infrastructure
  - Section 11 – Making effective use of land
  - Section 12 – Achieving well-designed places
- The Town and Country Planning (General Permitted Development) (England) Order 2015
  - Schedule 2
    - Part 16 - Communications
      - Class A - electronic communications code operators
- Inclusive mobility: making transport accessible for passengers and pedestrians

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Part 16, Class A

Conditions

A.2 – Conditions	Comments
1. Class A(a) and A(c) development is permitted subject to the condition that— a. ~~the siting and appearance of any—~~ i. ~~mast;~~ ii. ~~electronic communications apparatus installed, altered or replaced on a mast;~~ iii. ~~antenna or supporting apparatus;~~ iv. ~~radio equipment housing; or~~ v. ~~development ancillary to radio equipment housing,~~ ~~constructed, installed, altered or replaced on a building (other than a~~	The proposal sits on an unadopted pavement and would retain 2800mm of usable footpath post development which is 800mm beyond the recommended width clearance (2000mm allows to wheelchair users to pass). The proposal would therefore not prevent pedestrians from passing along a footway, does not prevent access to premises adjoining a footway and is determined having regard to the needs of disabled people; and the guidance document "Inclusive Mobility" issued by the Department for Transport in December 2021.

~~building which is a mast) are such that the effect of the development on the external appearance of that building is minimised, so far as practicable;]~~

b. ~~the siting and appearance of any—~~

i. ~~mast;~~

ii. ~~electronic communications apparatus installed, altered or replaced on a mast;~~

iii. ~~antenna or supporting apparatus;~~

iv. ~~radio equipment housing; or~~

v. ~~development ancillary to radio equipment housing,~~

~~which has been constructed, installed, altered or replaced in a manner which does not require prior approval under paragraph A.2(3) are such that the visual impact of the development on the surrounding area is minimised, so far as practicable;~~

c. ~~the siting and appearance of any development which is visible from a site which is—~~

i. ~~article 2(3) land;~~

ii. ~~a scheduled monument or a listed building;~~

iii. ~~the curtilage of a schedule monument or a listed building;~~

iv. ~~a World Heritage Site;~~

v. ~~a site designated by the Secretary of State under section 1 of the Protection of Wrecks Act 1973; or~~

vi. ~~land registered by Historic England in a register described in section 8C of the Historic Buildings and Ancient Monuments Act 1953,~~

~~are such that the visual impact of the development on the site is minimised so far as practicable, taking into account the nature and purposes of the site;~~

d. the siting of any development is such that it—

i. does not prevent pedestrians from passing along a footway;

ii. does not prevent access to premises adjoining a footway; and iii. is determined having regard to— a. the needs of disabled people; and b. the guidance document "Inclusive Mobility" issued by the Department for Transport in December 2021.	
2. Class A development is permitted subject to the condition that— a. any electronic communications apparatus provided in accordance with that permission is removed from the land or building on which it is situated— i. if such development was carried out in an emergency, at the expiry of the relevant period; or ii. in any other case, as soon as reasonably practicable after it is no longer required for electronic communications purposes; and b. such land or building is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.	Conditioned.
3. Subject to sub-paragraph (5), Class A development – a. ~~on article 2(3) land, excluding development specified in sub-paragraph (4);~~ b. ~~on land which is, or is within, a site of special scientific interest;~~ c. on unprotected land where that development consists of— i. the installation of a mast, other than the installation of a mast on a building where the height of the mast (including any antenna and supporting apparatus) does not exceed the height of the	Class A development on unprotected land where that development consists of the installation of a mast requires Prior Approval.

highest part of the building by more than 6 metres;

ii. ~~the alteration or replacement of a mast, other than on a building, which, when completed –~~

a. ~~is taller than the mast which existed prior to such alteration or replacement; and~~

b. ~~exceeds a height of 25 metres above ground level excluding any antenna;~~

iii. ~~the alteration or replacement of a mast other than on a building, which—~~

a. ~~is less than one metre wide where the mast would, when altered or replaced, exceed the original width of the mast by two thirds; or~~

b. ~~is one metre wide or wider where the mast would, when altered or replaced, exceed the original width of the mast by more than one half or 2 metres, whichever is the greater; or~~

iv. ~~the construction, installation, alteration or replacement of radio equipment housing, where the volume of any single development, other than a single development within a permitted compound, exceeds 2.5 cubic metres;~~

d. ~~on a highway where that development consists of—~~

i. ~~the alteration or replacement of a mast, other than on a building, which, when completed—~~

a. ~~is taller than the mast which existed prior to such alteration or replacement; and~~ b. ~~exceeds a height of 20 metres above ground level excluding any antenna;~~ ii. ~~the alteration or replacement of a mast which—~~ a. ~~is less than one metre wide where the mast would, when altered or replaced, exceed the original width of the mast by two thirds; or~~ b. ~~is one metre wide or wider where the mast would, when altered or replaced, exceed the original width of the mast by more than one half or 2 metres, whichever is the greater; or~~ e. ~~which consists of the installation, alteration or replacement of a mast on a defence safeguarding area.~~ is permitted subject, except in case of emergency (in which case only paragraph A.3(12) applies), to the conditions set out in paragraph A.3 (prior approval).	
4. ~~Development is specified for the purposes of sub-paragraph (3)(a), if it consists of—~~ a. ~~the installation, alteration or replacement of a small cell system on a building which is not a dwellinghouse or within the curtilage of a dwellinghouse;~~ b. ~~development which is within the limitations specified in paragraph A.1(2)(f), A.1(5) or A.1(6)~~ c. ~~the construction, installation, alteration or replacement of radio equipment housing—~~	Not on Article 2(3) land.

i. ~~within a permitted compound; or~~ ii. ~~in any other location, where the volume of any single development does not exceed 2.5 cubic metres;~~ d. ~~the alteration or replacement of a mast, other than on a building, which, when completed, is no taller (excluding any antenna) than the taller of—~~ i. ~~the height of the mast prior to such alteration or replacement; or~~ ii. ~~20 metres above ground level; or~~ e. ~~the alteration or replacement of a mast, other than on a building, which—~~ i. ~~is less than one metre wide where the mast would, when altered or replaced, not exceed the original width of the mast by two thirds; or~~ ii. ~~is one metre wide or wider where the mast would, when altered or replaced, not exceed the original width of the mast by more than one half or 2 metres, whichever is the greater].~~	
5. ~~The conditions set out in paragraph A.3 (prior approval) do not apply in relation to Class A development on any article 2(3) land which consists of the construction, installation, alteration or replacement of a telegraph pole, cabinet or line, in connection with the provision of fixed-line broadband~~	Not on Article 2(3) land
6. ~~Except in case of emergency, Class A development which consists of the installation, alteration or replacement of a mast on a civil safeguarding area or a defence safeguarding area is permitted subject (in addition to any other condition imposed by this paragraph) to the conditions that—~~ a. ~~the developer notifies in writing—~~ i. ~~the Civil Aviation Authority, in respect of development~~	Not within civil safeguarding area or a defence safeguarding area.

~~on a civil safeguarding area;~~ ii. ~~the Secretary of State for Defence, in respect of development on a defence safeguarding area;~~ iii. ~~the operator of the civil safeguarding area (if the operator is not the Civil Aviation Authority) or defence safeguarding area (if the operator is not the Secretary of State for Defence); and~~ b. ~~the development does not begin until the end of 28 days after the day the last notification required by paragraph (a) is given.~~	
7. ~~In case of emergency, Class A development which consists of the installation, alteration or replacement of a mast on a civil safeguarding area or a defence safeguarding area is permitted subject to the condition that the developer notifies the person mentioned in sub-paragraph (5A)(a)(i) to (iii) (as appropriate) as soon as practicable after the emergency begins~~	Not within civil safeguarding area or a defence safeguarding area.
8. ~~In this paragraph—~~ ~~"fixed-line broadband" means a service or connection (commonly referred to as being 'always on'), via a fixed-line network, providing a bandwidth greater than narrowband (and for these purposes, "narrowband" means a service or connection providing data speeds up to 128 k bit/s); and~~ ~~"relevant period" means a period which expires when the need for any electronic communications apparatus, structure or use permitted by Class A ceases or, if sooner, 18 months from the commencement of the construction, installation, alteration or replacement of apparatus or structures permitted by Class A(a) or Class A(c), or the commencement of the use permitted by Class A(b), as the case may be.~~	Not applicable

Prior Approval

A.3 – Prior Approval	**Comments**
1. Before making the application required by sub-paragraph (4), the developer must	The applicant has provided confirmation that they have notified the landowner (Manchester City Council)

give notice of the proposed development to— a. any person (other than the developer) who is an owner of the land to which the development relates, or b. a tenant of an agricultural holding any part of which is comprised in the land to which the application relates.	
2. Notice must be given by or on behalf of the developer as follows— a. by serving a signed and dated notice on every person described in sub-paragraph (1) whose name and address is known to the developer, stating— i. the name of the developer; ii. the address or location of the proposed development; iii. a description of the proposed development (including its siting and appearance which includes the height of any mast); iv. a statement that the developer will apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development; v. the name and address of the local planning authority to whom the application will be made; vi. a statement that the application is available for public inspection at the offices of the local planning authority during usual office hours; vii. a statement that any person who wishes to make representations about the siting and appearance of the proposed development	The applicant has provided confirmation that they have notified the landowner (Manchester City Council)

may do so in writing to the local planning authority; viii. the date by which any such representations should be received by the local planning authority, being a date not less than 14 days from the date of the notice; and ix. the address to which such representations should be made; or b. if the developer has been unable to ascertain the names and addresses of every such person after taking reasonable steps, by local advertisement.	
4. Before beginning the development described in paragraph A.2(3), the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development.	The proposed infrastructure is a 12-metre-high Monopole, together with 1No. Omni Antenna (at 13.45 metres) and ancillary equipment including GPS Module, 1No. Collinear Antenna fixed at 4.19m and 1No. Cabinet. **Siting** The proposed pole is 12m high monopole which has been co-located with an existing 12 high telecommunications mast. The proposed mast is sited on a wide stretch of pavement (as noted above) adjacent a public car park in an area featuring existing street furniture along with retail and commercial activity. It's important to note that proposal does not sit in the Withington District Centre or Conservation Area and it's sitting alongside existing infrastructure on a back street to the main High street is acceptable and likely preferable to a more prominent position within the district centre. **Appearance** There is an existing presence of telecoms infrastructure in the location, alongside the existing Car Park. It is noted that the proposed mast is much slimmer than the existing pole and closer in appearance to a street lighting pole. The appearance of the mast would not be significantly different that the existing masts and lighting poles in the area and is therefore acceptable.
1) The application must be accompanied by— a. written description of the proposed development and a plan indicating its proposed location together with any fee required to be paid; b. the developer's contact address, and the developer's email	Documents received 23/12/2025

address if the developer is content to receive communications electronically; c. evidence that the requirements of sub-paragraph (1) have been satisfied where applicable; and d. ~~where the condition in paragraph A.2(5A) applies, evidence that the Civil Aviation Authority, the Secretary of State for Defence or the operator of the civil safeguarding area or defence safeguarding area, as the case may be, has been notified of the proposal.~~	
6. Subject to sub-paragraphs (8)(b)(ii) and (c), upon receipt of the application in accordance with sub-paragraph (5), the local planning authority must— a. for development which, in their opinion, falls within a category set out in the Table in Schedule 4 to the Procedure Order (consultations before the grant of permission), consult the authority or person mentioned in relation to that category, except where— i. the local planning authority are the authority so mentioned; or ii. the authority or person so mentioned has advised the local planning authority that they do not wish to be consulted, and must give the consultees at least 14 days within which to comment; ~~ab. for development which is subject to the condition in paragraph A.2(5A), consult—~~ iii. ~~the Civil Aviation Authority, in respect of development on a civil safeguarding area;~~ iv. ~~the Secretary of State for Defence, in respect of development on a defence safeguarding area;~~ v. ~~the operator of tahe civil safeguarding area (if the operator is not the Civil Aviation Authority) or defence safeguarding area (if the operator is not the~~	MCC Highways consulted. 02/01/2026, expiring 23/01/2026 No airport or aerodrome within 3km. Neighbour Notifications sent (See Appendix 1) 02/01/2026, expiring 23/01/2026

~~Secretary of State for Defence);]~~

b. ~~in the case of development which does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated, or which would affect a right of way to which Part 3 of the Wildlife and Countryside Act 1981 (public rights of way) applies, must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order (notice of applications for planning permission)—~~

i. ~~by site display in at least one place on or near the land to which the application relates, for not less than 21 days, and~~

ii. ~~by local advertisement;~~

c. ~~in the case of development which does not fall within paragraph (b) but which involves development carried out on a site having an area of 1 hectare or more, must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order by local advertisement and either—~~

i. ~~by site display in at least one place on or near the land to which the application relates, for not less than 21 days, or~~

ii. ~~by serving notice on any adjoining owner or occupier;~~

d. in the case of development which does not fall within paragraph (b) or (c), must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order—

i. by site display in at least one place on or near the land to which the application relates for not less than 21 days, or

ii. by serving notice on any adjoining owner or occupier.	
7. When determining the application made under sub-paragraph (4), the local planning authority must— a. take into account any representations made to them as a result of consultations or notices given under paragraph A.3; and b. not grant prior approval contrary to the advice of any person consulted in accordance with sub-paragraph (6)(ab)	MCC Highways have no objection. Recommended actions regarding notifications and licensing have been attached as informatives. Representations from local ward member has been considered when assessing the proposal where relevant (siting and appearance)
8. The development must not begin before the occurrence of one of the following— a. the receipt by the applicant from the local planning authority of a written notice of their determination that prior approval is not required; b. where the local planning authority gives the applicant written notice that prior approval is required— i. the giving of that approval to the applicant, in writing, within a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5); ii. the expiry of a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5) without the local planning authority notifying the applicant, in writing, that such approval is given or refused; or c. the expiry of a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5) without the local planning authority notifying the applicant, in writing, of their determination as to whether such prior approval is required.	Decision made in time

	9. The development must, except to the extent that the local planning authority otherwise agree in writing, be carried out— a. where prior approval has been given as mentioned in sub-paragraph (8)(b)(i), in accordance with the details approved; b. in any other case, in accordance with the details submitted with the application.	Conditioned
	10. The agreement in writing referred to in sub-paragraph (9) requires no special form of writing, and, where that agreement is in place, there is no requirement on the developer to submit a new application for prior approval in the case of minor amendments to the details submitted with the application for prior approval.	Not required
	11. The development must begin— a. where prior approval has been given as mentioned in sub-paragraph (8)(b)(i), not later than the expiration of 5 years beginning with the date on which the approval was given; b. in any other case, not later than the expiration of 5 years beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5).	Conditioned.
	12. ~~In the case of emergency, development is permitted by Class A subject to the condition that the operator must give written notice of such development as soon as possible after the emergency begins, to—~~ a. ~~the local planning authority; and~~ b. ~~in the case of development carried out on land which is, or is within, a site of special scientific interest, to Natural England.~~	Not applicable
	13. When computing the number of days in sub-paragraphs (6)(b)(i), (6)(c)(i) and (6)(d)(i), any day which is a public holiday must be disregarded.	Not applicable

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 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 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.

PLANNING BALANCE & CONCLUSION

In assessing this prior approval application, the local planning authority is limited to considering matters of siting and appearance only. The proposal represents essential telecommunications infrastructure that supports modern connectivity needs and aligns with national policy objectives to expand high-quality digital communications. The mast is positioned on a wide section of footway, outside the Withington District Centre and Conservation Area, and adjacent to existing street furniture and an established telecoms installation. As such, its visual impact is limited and read within a context already characterised by vertical infrastructure. The retained 2.8-metre footway width ensures pedestrian movement, including the needs of disabled users, is maintained in accordance with Inclusive Mobility guidance. While the concerns raised by the local ward member are acknowledged, these relate primarily to wider impacts beyond the narrow scope of prior approval and, where relevant to siting and appearance, have been addressed and found not to result in unacceptable harm. Taking all material considerations into account, the proposal is considered to comply with the requirements of Part 16, Class A of the GPDO (as amended), and prior approval is therefore granted.

RECOMMENDATION: APPROVE

CONDITIONS TO BE ATTACHED TO DECISION FOR PRIOR APPROVAL

1. **5-year time limit**

   The development must be begun not later than the expiration of five years beginning with the date of this permission.

   Reason - Required to be imposed pursuant to Schedule 2, Part 16, Class A of the General Permitted Development Order 2015.

2. **Specified plans**

   The development must, except to the extent that the local planning authority otherwise agrees in writing, be carried out— where prior approval has been given as mentioned in sub-paragraph (8)(b)(i), in accordance with the details approved.

   a. Drawing - Location Plan 23 Dec 2025 THE LOCATION PLAN
   b. Drawing - Proposed 23 Dec 2025 X2 SITE PLAN AND ELEVATION
   c. Supporting Information 23 Dec 2025 ICNIRP DECLARATION

Reason - Required to be imposed pursuant to Schedule 2, Part 16, Class A of the General Permitted Development Order 2015

3. Removal when not required

a. any electronic communications apparatus provided in accordance with this permission is removed from the land or building on which it is situated, as soon as reasonably practicable after it is no longer required for electronic communications purposes; and
b. such land or building is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.

Reason - Required to be imposed pursuant to Schedule 2, Part 16, Class A of the General Permitted Development Order 2015

INFORMATIVES

1. Servicing and maintenance

Any maintenance/servicing vehicles are to take consideration of the surrounding parking restrictions.

2. Existing street furniture

Positioning of the equipment is within close proximity to a street lighting column and a tree. It is recommended that the applicant liaises with MCCs Street Lighting Team regarding the existing street lighting column. Similarly, observation shows a telecommunications pole within close proximity which may also require discussion with the relevant telecoms provider.

3. Highways Licensing

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

4. Traffic Management

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

12 Hopelea Street, Manchester, M20 3FD

25 Old Moat Lane, Manchester, M20 3EE

26 Old Moat Lane, Manchester, M20 3FL

35 Copson Street, Manchester, M20 3HB

Mydentist, Constable House, Morris Street, Manchester, M20 3BG

Constable House, 2 Hill Street, Manchester, M20 3HL

Flat 5, 6 Old Moat Lane, Manchester, M20 3GF

Flat 4, 6 Old Moat Lane, Manchester, M20 3GF

Flat 3, 6 Old Moat Lane, Manchester, M20 3GF

Flat 2, 6 Old Moat Lane, Manchester, M20 3GF

Flat 1, 6 Old Moat Lane, Manchester, M20 3GF

Constable House, Copson Street, Manchester, M20 3HB

Flat 2, Constable House, 2 Hill Street, Manchester, M20 3HL

Flat 1, Constable House, 2 Hill Street, Manchester, M20 3HL

Flat 4, Constable House, 2 Hill Street, Manchester, M20 3HL

Flat 5, Constable House, 2 Hill Street, Manchester, M20 3HL

Flat 6, Constable House, 2 Hill Street, Manchester, M20 3HL

Flat 3, Constable House, 2 Hill Street, Manchester, M20 3HL

24 Old Moat Lane, Manchester, M20 3FL

360 Yew Tree Road, Manchester, M20 3FR

8 Hopelea Street, Manchester, M20 3FD

10 Hopelea Street, Manchester, M20 3FD

27 Old Moat Lane, Manchester, M20 3EE

331 Yew Tree Road, Manchester, M20 3FP

7 Hill Street, Manchester, M20 3GR

4 Old Moat Lane, Manchester, M20 3GF

APPENDIX 2 – PLANNING CONSTRAINTS

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

Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Yew Tree Road/Mauldeth Road West)

Area Team Boundary - Name: SOUTH AREA