MANCHESTER CITY COUNCIL

Planning

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Mr Richard Morison
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Date: 12 February 2026

Dear Sir/Madam,

Town & Country Planning (General Permitted Development Order) (England) 2015 (as amended) Schedule 2, Part 16
Application No: 144828/TEL/2025
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. at Copson Street, Withington, Manchester, M20 3HE,

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):

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.

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

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

Should you wish to discuss this matter any further please contact Joshua Lee.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing