MANCHESTER CITY COUNCIL

Planning

Growth & Development Directorate

Register of Applications

Application Reference

142560/TEL/2025

Date Registered

28 March 2025

Applicant's Name & Address

Simpson, IX Wireless, Stockport Road, Opposite St Luke's Church, Manchester, ,

Agent's Name & Address (where applicable)

,

Location

Stockport Road, Opposite St Luke's Church, Manchester, ,

Proposal

Prior approval application for the addition of antennae to an existing 15 metre high pole structure

Ward(s)

Decision

Approved

Date of Decision

22 May 2025

Article 31 Declaration

Reason(s) for decision

Condition(s) attached to this decision

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. Application Form 28 Mar 2025 APPLICATION FORM
b. Drawing - Location Plan 28 Mar 2025 THE LOCATION PLAN

c. Drawing - Proposed 15 Apr 2025 A101 ELEVATION

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

This permission does not grant approval under Building Regulations.

Highways have concerns that during installation and for ongoing maintenance requirements, there would be significant disruption caused to Stockport Road. If a temporary partial road closure is required (through a temporary TRO) to facilitate the works, it would likely generate local traffic, and congestion issues, on a key, heavily trafficked route. Highways requests that installation and servicing take place at weekends and out of hours.

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 traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Reason(s) for decision

Condition(s) attached to this decision

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. Application Form 28 Mar 2025 APPLICATION FORM

b. Drawing - Location Plan 28 Mar 2025 THE LOCATION PLAN

c. Drawing - Proposed 15 Apr 2025 A101 ELEVATION

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

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

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