

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144951/TEL/2026

Date registered valid: 14 January 2026

Proposal: Installation of a telecommunications base station comprising a 20m monopole supporting 6no. antennas and 2no. dishes, together with 2no. ground based equipment cabinets and ancillary development thereto.

Address: Pavement Of Langley Road, Fallowfield, Manchester, M14 6LH

Ward(s): Fallowfield Ward

Applicant: Cornerstone

Agent (if any): Ms Dianne Perry Perry Williams Ltd on behalf of United Living Connected

Case officer: Robert Griffin
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Recommendation: REFUSE

Date of recommendation: 10/03/2026

Application details

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit: 11.02.2026

Standard consultations:

Printed: 6 February 2026 Expired: 27 February 2026

Neighbour notifications

Printed: 16 January 2026 Expired: 6 February 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

Description of site/building

Listed building: Not applicable (see description of area section below with regards to relationship of site to NDHA)

Conservation area: Not applicable

Tree Preservation Order: Manchester City Council (Oakley, 188 Wilmslow Road, Manchester)
TPO 2021 – Appendix 1

Description of area

The site comprises a northern section of footway on Langley Road and its junction with Wilmslow Road to the north of Fallowfield district centre. To the immediate north on the eastern side of Wilmslow Road is a bus stop with dedicated layby and shelter running approximately 50 metres along this section of the road. This serves a busy and heavily used bus stop particularly by students residing in the immediate area and student accommodation campus to the east.

To the east of Wilmslow Road is the University of Manchester Fallowfield Campus which contains purpose-built student accommodation across a number of buildings of differing ages, heights and designs. The area closest to Wilmslow Road forming the western portion of the campus are currently being redeveloped to provide circa 3300 bed spaces in 23 no. buildings of between 5 and 14 storeys in height under outline permission 138126/OO/2023 and subsequent reserved matters permission reference 142387/MO/2025. The significant tree belt that forms the eastern boundary of the Campus is to be retained as part of these redevelopment proposals. Beyond the area being redeveloped further east are retained existing student accommodation blocks raising in heights from 4 -6 storeys many of these are of modern construction completed within the last 10 years.

Approximately 14 metres to the south-west of the application site is a three-storey residential building with further two storey terraced residential properties on Langley Road to the west. Further commercial premises at ground with some residential uses above are located to the south circa 60 metres along Wilmslow Road forming the northern edge of Fallowfield District Centre.

Manchester High School for Girls is located approximately 300metres to the north-west of the application site.

Immediately to the west of the site is the property known as Oakley House comprising an early Victorian two storey Villa (1830s) and later two and three storey additions that formed the offices of the Usdaw Union until they vacated in the early 2020s. The Villa is set back in the site behind its historic boundary within a spacious, leafy and tree setting. A number of the trees particularly to the front of Oakley's grounds are subject of a Tree Preservation Order confirmed by the City Council in 2021. The Oakley site was subject to a redevelopment proposal for purpose-built student accommodation that was refused planning permission in September 2021 with the subsequent appeal being dismissed at appeal in 2022. During that appeal Oakley Villa was confirmed as forming a Non-Designated Heritage Asset (Appendix 2). The Council is not aware that any works have been undertaken to the property since the appeal that would alter the consideration of the building as a NDHA. Beyond Oakley House to the north and west is Platt Fields Park.

The section of the footway associated with the application is because of its location adjacent the bus stop and in relation to other commercial uses associated with the Fallowfield District Centre heavily used by pedestrians.

There are listed buildings located: within Platt Fields Park to the north (Grade II – Platt Chapel 186m to the north); Fallowfield Campus (Grade II -Ashburne Hall – 165m to the east); Holy Innocents Church (Grade II – 250m to the south); 256 Wilmslow Road (Grade II – 220 metres to the south); Chancellors (Grade II – 320 metres to the south-east); Hollins (Grade II – 220 metres to the north-east). In addition, a section of Nico Ditch 170m to the north is identified as an Ancient Scheduled Monument.

It is noted that the Grade II Holy Innocents Church located to the south contains a variety of telecommunications equipment subject to planning approvals over a number of years, the record of these applications are publicly available to view and include:

136738/FO/2023 - Installation telecommunications equipment in the form of 1 No. GPS node and ancillary associated development – APPROVED 22.06.2023 – This proposal introduced 5G capable equipment into the Church tower and an external GPS node mounted on the church tower 21.5m above ground level

071999/FO/2004/S1 - Installation of 12 antennas behind existing louvres in church tower and replacement of existing louvres with glass reinforced plastic louvres and installation of 4 equipment cabins in grounds and three equipment cabins within tower – APPROVED 03.09.2004 – This proposal introduced 3G equipment into the church tower

Description of development

The proposals subject of this prior approval application relates to the installation of a telecommunications base station comprising a 20m monopole supporting 6no. antennas and 2no. dishes, together with 2no. ground-based equipment cabinets and ancillary development.

The equipment cabinets would be located on the Langley Road section of pavement adjacent to the boundary wall of Oakley House and would measure approximately 1.7metres in height and 2.9metres in width and a depth of 0.6m according to the supporting information and would be finished in a green colour. The 20m high monopole would be sited on the chamfered corner of Langley Road and Wilmslow Road approximately 18 metres from the closest three storey residential properties to the south-west on the corner of Langley Road and Wilmslow Road and would be finished in a grey painted finish.

The applicant has provided a supporting statement which indicates they have carefully considered the design of the proposed column to choose the most sensitive design currently available. 6 no. antennas would be installed at the tope of the monopole in a stacked arrangement (3 above 3). They have included information relating to the specific requirement for a new radio base station at this location to allow the applicant to replace its current site at 5 Wilbraham Road a shared site with another operator who are indicated as remaining to operate from that site.

The site selection process is set out within the supporting planning statement and in this instance, it is indicated that the result of this process was to provide a new radio base station to replace the existing one which cannot be upgraded to provide enhanced 4G service provision and new 5G coverage and capacity.

It is indicated that in order to minimise interference within its own network and with other radio networks the applicant's network is operated in such a way that frequency power outputs are kept to the lowest levels possible.

The application is supported by proposed and existing plans of the proposals; supporting planning statement; ICNIRP declaration and clarification statement; arboricultural assessment; photomontages; and a range of supporting information statements relating to this type of telecommunication installation including statements around health implications of 5G technology. The applicant was asked to provide further information in relation to coverage plots which were referenced in the supporting statement as being available. The applicant's agent subsequently provided details of the 5G coverage plots and also capacity demands which is indicated as being the justification for the new installation.

Consultations & Notification Responses

Nearby properties were notified of the proposals; 6 objections were received as a result of the notification process on these proposals.

The concerns raised through the notification processes are summarised below:

- The majority of the SSSI and supporting material for the proposals are irrelevant to the material planning considerations of the site and appearance of the proposals.
- Concerns around health should be given weight in the determination of this proposal.
- Concerns around the reliance on supporting health evidence provided by the applicant.
- Non-thermal effects of installations are not considered including those people with medical implants which are not covered by the ICNIRP safety certificate.
- The application is for enhanced 4G and 5G – 5G has been demonstrated to cause adverse health effects in case studies.
- Where is the evidence of urgent need for upgrades.
- It would harm the visual amenity of the area.
- The proposed site is in proximity to sensitive receptors including heavy residential areas; commercial premises etc
- The size and impact of the proposals is contrary to NPPF paragraphs 129 and 131 which aims for well-designed beautiful places, sympathetic to its history and character.

- The proposal is contrary to the code of practice paragraphs 22 and 28 with the siting representing a discordant, intrusive feature to the character of the area.
- NPPF and ICNIRP are guidelines only and not legislation.
- The NPPF and compliance with ICNIRP does not preclude consideration of the health impacts of such proposals in the planning decision making process.
- Concerns over the scope of consultation of residents and nearby occupiers and in particular the gap between ICNIRP guidance and exclusions.
- Unless a local risk assessment has been performed, the ICNIRP certificate does not cover a large proportion of local residents and if no disability impact assessment in relation to this technology it could be argued that the provisions of the Equality Act 2010 may have been broken.
- ICNIRP self-certification by the telecom company is a conflict of interest.
- ICNIRP covers humans only and not plants or animals, trees are also adversely effected by EMFs.
- A range of studies indicate harm to human health and wildlife from 2G-5G.
- Is there an EIA assessment with the proposal.
- The proposals are not sustainable and consume high levels of energy.
- Concerns around the use of the technology associated with the proposals on the health and well being of individuals.
- The application assessments fail to consider cumulative impacts of this installations and others within the wider area.
- The mast and associated ground cabinets would create a visual and physical obtrusive clutter, dominate and degrade the aesthetics of the local area.
- The large size and utilitarian appearance of the proposed equipment would appear out of scale and overly prominent within its immediate setting and from some short and medium distance.
- Consider the implications of these installations in terms of mineral extraction, processing, usage and disposal of materials of the masts and devices.
- The proposed monopole and associated ground based cabinets would result in unacceptable harm in terms of siting and appearance to the nearby Oakley Villa and Wilmslow Road.
- The proposed mast, at 20m in height with a stacked antenna arrangement, would appear to visually dominate the street scene, exceeding the height of surrounding lamp posts, signage and tree cover.
- The site is located at a busy junction already accommodating multiple items of street furniture, including lampposts, signage and a bus stop. The addition of a tall monopole and two ground-based equipment cabinets would increase visual clutter and decrease the legibility and quality of the public realm.
- While the site does not lie within a designated heritage designation, it sits within the setting of a non-designated heritage asset, Oakley Villa. The introduction of this tall structure would harm the character and appearance of the area and the setting of this asset. This harm has not been adequately assessed or mitigated through siting or design refinement.
- The proposal fails to demonstrate compliance with the Code of Practice for Wireless Network Development's2 emphasis on minimising visual impact. The reliance on colour treatment alone does not overcome the inherent visual harm arising from the mast's height and prominent siting.
- The applicant has not demonstrated that the selected pavement location represents the least visually harmful option. Alternative siting options which may reduce visual prominence (including building based solutions or alternative street locations away from non-designated heritage assets and root areas) have not been robustly explored.
- Within the submission, the Applicant has included a number of discounted sites. Across a large number of discounted sites, the justification relies on near identical statements

about structural infeasibility and construction of existing buildings, without evidence such as:

Structural surveys

Design sketches

Consideration of alternative mounting solutions

This general approach does not provide assurance that building based solutions have been thoroughly explored, particularly where policy and guidance favour them over new ground-based masts.

- The applicant dismisses University of Manchester sites primarily because the anticipated completion date of the outline permission's phasing plan is set at 2030. It should be noted however, that the sequential test should be concerned with less harmful siting and not delivery convenience.
- Only a small number of alternative street locations are considered, all dismissed due to underground services, with no plans, no technical evidence and no consideration of design variation. There is no evidence that the applicant explored reduced height monopoles, or relocation away from the junction.
- Paragraphs 119–123 of the NPPF support the expansion of electronic communications networks but also require development to be appropriately sited and designed.

Paragraph 135 confirms that good design is a key aspect of sustainable development. In this case, the visual harm arising from the siting and scale of the proposed mast has not been minimised.

Consultees

MCC Highway Services - Highway have concerns regarding the width of the footway. There will need to be an unobstructed clearance of 2m (at a minimum) from the equipment to any adjacent street furniture and the edge of carriageway, to cater for pedestrians and wheelchair/buggy users.

The positioning of the equipment is within close proximity to street furniture and signage. It is recommended that the applicant liaises with the MCC Highways Client Team to discuss the positioning. If the signage is to be removed this may result in modifications to the highway. Any modifications / improvements to the public highway or footpath will require agreement with MCC's Highways Applications and Network Resilience teams. This will be funded at the applicant's expense.

Highways note an existing Bus Stop located on Wilmslow Road, Bus Stop which is adjacent to the site. There must be no requirement for vehicles to park on-street which may prevent access/loading for buses. We request that the developer liaise directly with TfGM's bus infrastructure team to discuss the bus stop location and highway safety in conjunction with the development proposals.

Highways have concerns that during installation and for ongoing maintenance requirements, there would be significant disruption caused to Wilmslow Road. A temporary partial road closure would be required (through a temporary TRO) to facilitate these works which is likely to 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 and is discussed with the Network Management Team.

It is understood that the proposals would require a minimal level of routine servicing/maintenance, which would require maintenance vehicles to be parked nearby, which should take into consideration the surrounding parking restrictions.

MCC Arborists – Question the classification of the TPO tree (moderate quality) within the applicant's tree survey. The nearest TPO tree is considered to be of high amenity value and a

key feature on this stretch of Wilmslow Road. The proposed installation would drastically reduce the amenity value of the tree and place the tree under constant pruning pressure. The proposals is not supported and an alternative location is requested.

Policy

Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2016

The proposal falls within Part 16, Class A - 'Electronic communications code operators', of the above regulations. This requires that Local Planning Authorities assess whether prior approval is required for the siting and appearance of the proposed installation.

The Adopted Core Strategy for the City of Manchester (2012)

Policy EN3 (Heritage) The Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.

Policy DM1 (Development Management) states that all development should have regard to a number of specific issues the following of which are relevant to this application including:

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and prevention.
- Design for health.

Policy SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to improve access to jobs, services and open space, and provide good access to sustainable transport provision.

The Unitary Development Plan (UDP) for the City of Manchester (1995)

Policy DC17.1 (Telecommunications) states that applications for telecommunications developments will normally be approved if the Council can be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas. Wherever possible, the Council will expect the potential of existing buildings and masts, including the sharing of such facilities, to be fully explored before agreeing to additional separate development.

Policy E3.3 (Environmental Improvement and Protection) states the Council will upgrade the appearance of the City's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; to improve the appearance of the City's major road and rail routes both as an important element in improving the local environment for people living and working on or close

to these major routes; to improve the image of the City in order to attract new investment and jobs; and make the City more attractive to tourists and visitors.

Places for Everyone (2024)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the ten boroughs which make up Greater Manchester.

The following policies are considered relevant to this application:

JP-P1 (Sustainable Places) states an aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

JP-C2 (Digital Connectivity) States that the provision of affordable, high quality, digital infrastructure is supported. In making decisions we will support a range of measures, including enabling the roll-out of latest generation mobile technology in a way that maximises coverage whilst protecting townscape quality and ensuring an ability to respond to updated/changing technology.

National Planning Policy Framework (NPPF) (2024)

Decisions should accord with the requirements of the National Planning Policy Framework (NPPF) (2024), which sets out the Government's Planning Policies for England and how these are expected to be applied.

The following sections are of relevance to this application:

Section 8 (Promoting healthy and safe communities) outlines how planning policies and decisions should aim to achieve healthy, inclusive, and safe places and beautiful buildings.

Section 10 (Supporting High Quality Communications) states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being, but advises that the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability should be encouraged. Where new sites are required (such as for new 5G networks), equipment should be sympathetically designed and camouflaged where appropriate (paragraph 120).

Local planning authorities should ensure that: a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services (paragraph 121).

Paragraph 122 - Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:

- a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and
- b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or
- c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

Paragraph 123 indicates that Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

Section 12 (Achieving well-designed places) advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It specifically states that:

"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings" (paragraph 139).

Other material considerations

Code of Practice for Wireless Network Development in England (Department of Digital, Culture, Media and Sport -March 2022) – This documents provides guidance to Code Operators, including the Mobile Network Operators and wireless infrastructure providers, their agents and contractors, local planning authorities, and all other relevant stakeholders in England on how to carry out their roles and responsibilities when installing wireless network infrastructure. The guidance provided by this Code of Practice brings together the principles agreed between operators and local planning authorities, in relation to the siting and design of mobile infrastructure, and the approach to consultation and engagement.

This confirms that operators should develop their networks and install wireless infrastructure according to a number of principles and commitments including: make use of existing structures, sites and masts wherever possible to reduce the need for new development; participate in dialogue with local planning authorities; wireless infrastructure should be deployed in accordance with the guidance set out within the Code of Practice. Where appropriate, equipment should comply with the principles set out in the NPPF and consider any local planning policies, including any local and national design codes; and, as required by spectrum licences, comply with international guidelines for limiting exposure to electromagnetic fields - including, as set out in the NPPF, providing a statement that self-certifies that ICNIRP guidelines will be met with all applications.

The Code also confirms that local planning authorities should support the deployment of digital infrastructure through: support the expansion of telecommunications networks; engage with operators when new sites have been proposed and discuss site requirements; respond positively to requests for engagement and make decisions in line with national policy and Local Plans. For planning applications, find solutions to issues and ensure timely decisions are made; and, ensure that members of the public can access information about any development proposals within their local area.

In respect of siting on highways and footpaths the code indicates that obstructions on footways should be minimised. New, upgraded or replacement sites should be sited so that they do not have an adverse impact upon available footway width to maintain unrestricted pedestrian access. This is particularly important for disabled people.

In terms of siting a base station close to a tree the Code indicates that this should conform to the guidelines in the National Joint Utilities Group (NJUG) publication - Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees.

Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – The guidelines indicate that Trees (including shrubs and hedges) play an essential role in the environment and visual amenity of both rural and urban landscapes. They may take decades to grow but can be destroyed in minutes. Wherever they are growing, whether in public footpaths, private gardens, rural verges or elsewhere, they require space for the adequate development of their root systems and to allow the branches to develop an attractive and natural shape. The guidelines note that the space available for both trees and apparatus is often restricted, and they are frequently forced to share the available space, both above and below ground. Where they are in close proximity, there is the potential for either the tree or the apparatus to be subject to damage. To successfully co-exist precautions should be taken to minimise the risk of damage to both trees and apparatus based upon technical guidance obtained from this document and where appropriate further advice from local authority arboriculturists.

These guidelines are applicable to all apparatus (underground and overhead) and to trees in any location (public or private, rural or urban). They should be considered when new apparatus is planned to be constructed adjacent to existing trees.

Site surveys should be undertaken appropriate to the scale of the planned works. These surveys will identify the presence of trees which could impact on works. Advice should then be sought from a local authority tree officer.

The guidelines indicate that “The majority of the root system of any tree is in the surface 600mm of soil, extending radially in any direction for distances frequently in excess of the tree’s height. Excavation or other works within this area are liable to damage the roots”. The guidelines note that damage to a trees roots can: impact on the anchorage and stability of a tree; severance of fine roots and/or compaction of ground around roots can prevent absorption of water and nutrients; multi-utility excavations close to a tree can cumulatively damage a root system.

In relation to overhead apparatus the guidelines it is noted it should be possible to prevent the development of problems of trees growing in proximity to overhead apparatus by timely pruning and tree management.

The guidelines note that communication operators run “their systems under the Telecommunications Act 1984 (as amended by the Communications Act 2003) in accordance with The Telecommunications Code (Schedule 2). Paragraph 19 of the Telecommunications Code enables operators to “Where any tree overhangs any street and, in doing so, either—

(a) obstructs or interferes with the working of any telecommunication apparatus used for the purposes of the operator's system, or
(b) will obstruct or interfere with the working of any telecommunication apparatus which is about to be installed for those purposes.

Whilst an operator would need to notify the landowner there is no other requirement as a result of such a tree being one subject to a Tree Preservation Order.

Issues

Principle of the Development

The Town and Country Planning (General Permitted Development) (England) Order 2015 confers 'permitted development rights' for certain types of telecommunications development. These permitted development rights require a 'prior approval' application to be made for installations such as that set out within this application. The Local Planning Authority is directed to 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 within the GPDO.

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. Local plan policies such as saved UDP policy DC17.1 and Places for Everyone policy JP-C2 also confer general support for the delivery of latest telecommunication technology. There is a policy recognition of the benefits arising from the latest telecommunications infrastructure both nationally and locally and the City Council has supported, across Manchester, the installation of 5G infrastructure.

However, notwithstanding this general support for telecommunication installations, it is considered that in this case, the siting and appearance of the proposed installation would be unduly harmful to visual amenity and appearance of the area and that this identified harm would outweigh the public benefits that would be derived in terms of enhancement to the communications network for businesses, residents and visitors in this location. The detailed reasons as to why the design and location of the proposed installation would not be appropriate is considered in more detail below.

Alternative Sites

The applicant has submitted information to indicate that they have reviewed other locations and existing buildings within the 'Site Selection Process' of their supporting statement.

The statement indicates that this has followed advice in the NPPF and the Code of Practice for Wireless Network Development in England. Comments on some of the sites identified (where these are considered necessary) are set out below using the references provided within the applicants table of discounted sites within the supporting supplementary statement .

D1 (Existing Site) - It is noted in the applicant's assessment that the existing site would require additional support structure within the current rooftop shroud, but the structure would be retained for the other telecoms operator who utilises the site.

The LPA notes that this assessment fails to acknowledge or comment on the most recent planning permission to upgrade this facility approved by the City Council in 2022 to install 5G technology for Telefonica (now VMO2) and Vodafone (planning permission reference 134834/FO/2022 for 'Extension of the existing rooftop GRP shroud by 2.16 metres to

accommodate the installation of telecommunication infrastructure including: 6 no. replacement antennas; an additional 6 no. antennas mounted on support poles; 2no. transmission dishes; 36 no. Ericsson Radio Systems; 1 no. GPS module; and, 2no cabinets at ground level together with ancillary development'. It is noted that the supporting statement for that application indicated that the "The new antennas need to handle significantly more data and capacity than the existing antennas and as such need to be slightly bigger, but shorter in order to accommodate all the technologies including 5G in the one installation, without the need for an additional installation elsewhere within this busy area".

The supporting statement also makes no comment on the removal of 3G from Manchester (section 3 of the applicants submitted statement) and the opportunities this may have in providing additional space at the existing site. There is also no commentary around discussions with the operator that currently shares this installation that has now resulted in the choice of an additional site in this area.

D2 – Rooftop 'Holy Innocents Church' – The supporting statement indicates that as this is a listed building development here should be avoided and other locations are considered to be more appropriate.

The applicant's assessment of this site fails to acknowledge that there are consents in place for telecommunications equipment within the Church Tower as set out earlier in this report. As such there has been no assessment or investigation by the applicant of the potential for this site to be shared with another operator. The consents for these facilities are held on the planning register which is a public document and could have been interrogated by the applicant for the details of relevant consents relating to telecommunications equipment.

D4 – Rooftop 'Arabian Nites' M14 6LB – The applicant discounts the potential for a roof top mast on the basis that it is considered that more aesthetically acceptable locations are available ahead of this site.

It is noted that the 'existing site' is a roof top installation including a GRP shroud of 5.6m in height as such in the absence of a proposed scheme at this location it is difficult to agree that there are more aesthetically acceptable locations available. There is a precedent for rooftop installations in this location and there are methods to try and ensure these can be visually appropriate. The Council notes that no technical reason is given for discounting this site which is substantially closer to the existing site than that proposed in this application.

D18-D22 – University of Manchester Fallowfield Campus – Are discounted due to current construction works taking place to deliver part of the redevelopment of the Campus. These works are taking place to implement the outline and reserved matters consents granted in 2024 and 2025 as noted earlier in this report. It should be noted that this development would result in 23 tall buildings (between 5 and 14 storeys in height), these buildings are currently being constructed.

As a result of the above comments, the Council is concerned with the scope and extent of the site search undertaken in this instance which has concluded on the current proposed site.

Visual Amenity

The application is accompanied by photomontages that depict the installation in situ from a number of viewpoints. The applicant indicates that the siting of the monopole and cabinets has been carefully considered.

The site comprises the public footway adjacent to the historic boundary of the Victorian, Oakley Villa (1830s with 20th Century additions) that is set back off the Wilmslow Road frontage within a spacious, leafy, and treed setting. Now vacant, Oakley Villa is considered to be a non-designated heritage asset (NDHA) with social and architectural significance. It has been described as a rare surviving example of one of the large, detached villas of its era which once occupied the Wilmslow Road frontage, a legacy of Manchester's Victorian wealth (Pevsner). Its set back, verdant setting and historic boundary contribute positively to the character of the Wilmslow Road street scene.

Within 10 metres of the application site, there is a concentration of street infrastructure including multiple highway signs, a litter bin, extended high-capacity bus shelter, and business signage.

The NPPF is clear that the presence of existing installations is not a justification for further harm whilst Historic England specifies that, "Where the significance of a heritage asset has been compromised in the past by unsympathetic development to the asset itself or its setting, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset in order to accord with NPPF policies" Historic England Advice on 'Managing Significance in Decision-Taking in the Historic Environment'.

Within this context, the proposed 20-metre monopole would represent an intrusive and discordant feature that would further erode the setting of the NDHA and character of the wider street scene. The 20-metre-high monopole would rise approximately 6 metres above the tree canopy which combined with its bulk (including triple-stack antennas) and light grey finish, would contrast starkly with the verdant backdrop and historic building seen beyond the boundary wall.

Visibility of the monopole would markedly increase during the autumn and winter months when trees are not in leaf, and the overall effect would be compounded by installation of the associated equipment cabinet. The excessive scale and massing of this cabinet structure would rise prominently above the boundary railings further obscuring views of the NDHA and detracting from its setting. Moreover, it would appear as a highly visible and intrusive structure within the street scene, on a prominent corner.

Although the proposal relocates some existing street infrastructure and colour-coats the cabinet green, these measures are not considered to be sufficient to mitigate the significant height, scale, and massing of the installation. The resulting cumulative impact would add significant visual clutter that would harm the character and appearance of the street scene, and consequently erode the setting of the NDHA, conflicting with the NPPF and HE guidance.

Impact on Trees

The application is supported by an arboricultural impact assessment. This AIA fails to record the nearest tree or those around it as subject to Tree Preservation Order (Manchester City Council (Oakley, 188 Wilmslow Road, Manchester) TPO 2021). In addition, the AIA is considered to fail to recognise the nearest trees high amenity value along Wilmslow Road as confirmed in the response of the City Councils arborist nor its value with the other TPO trees within the setting of the NDHA 'Oakley Villa'. The response of the Council's arborist indicates that the siting of the monopole in the vicinity of this tree would put that tree under constant pruning pressure.

It is considered that the applicant has failed to adequately consider the siting of the mast in respect of its proximity to a high amenity value TPO tree. In addition, in the granting of any prior approval this would enable the code operator to undertake and continue to undertake works to the tree under paragraph 19 of the Telecommunications Code. Whilst the tree would be subject to some works during its lifetime given its relationship to the adopted footway and highway

adjacent the siting of a telecoms mast is likely to require ongoing maintenance beyond what would be normally required. It is noted that the AIA does propose works to this tree to facilitate the siting of the mast.

The submitted Arboricultural Method Statement is of a standard format and not written to the specific installation works proposed for this installation for instance it refers to "Trees to be removed shall be felled..." yet no trees are indicated as being removed. As such there is little confidence that the applicant has fully considered the siting of the proposal and its adjacency to a high amenity value TPO tree in its assessment of suitable sites.

Impact on Highway and Pedestrian Safety

The Council's Highway Services team have raised some concerns around the impacts on widths of the pavement following the installation of the proposed mast and equipment cabinets. It is noted that widths between certain signs on Langley Road and the proposed equipment cabinets would be less than 2m in width. However, it is also noted that if the proposals were acceptable the Highway Services team acknowledges that the applicant would need to discuss the re-siting of these highway signs with the relevant part of the local highways authority and fund any changes to these. As such it is not considered that the proposals would give rise to unacceptable impacts on pedestrian and highway safety in this instance.

Health

A number of objectors have submitted length comments raising concerns around the health impacts of the proposal. Whilst acknowledging the ICNIRP certification process they set out that this certification fails to take into account potential impacts on specific members of the community that may have medical device implants that could be impacted by telecommunication installations such as that proposed in this application.

Paragraph 123 of the NPPF sets out that local planning authorities "must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure."

The application is accompanied by an ICNIRP certification declaration and this confirms that the proposed site is to be operated in full compliance with the requirements of the radio frequency (RF) guideline limits of the International Commission on Non-Ionizing Radiation Protection (ICNIRP) for public exposure and UK legislation. The applicant has also submitted a range of other documentation relating to concerns around the health impacts of 5G and radio waves, these indicate that exposure to radio waves is very low and any times lower than public safety guidelines. Whilst this information is acknowledged and confirms compliance with paragraph 123 of the NPPF the applicant was requested to address the specific concerns raised by objectors particular in relation to elements of impacts identified that are not covered within the ICNIRP guidelines.

The response from the applicants agent indicates that in relation to cardiac pacemakers and other implanted devices "there is no evidence to suggest that that radio frequency fields from radio base stations can interfere with cardiac pacemakers or other implanted medical devices so long as the exposure levels from the radio base station are within the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines. There is some potential for a mobile phone or device to interfere with a pacemaker. The British Heart Foundation recommends *"When you use your phone, always use the ear on the opposite side to your implanted device and don't put the phone in a chest pocket that is on the same side as your pacemaker"*."

The UK Health Security Agency which takes the lead on public health matters associated with radiofrequency electromagnetic fields has a statutory duty to provide advice to Government on any health effects that may be caused by exposure to electromagnetic fields. The UKHSA provided updated guidance on “5G Technologies: radio waves and health” in July 2025. The summary of this guidance indicates that “It is possible that there may be a small increase in overall exposure to radio waves when 5G is added to an existing network or in a new area. However, the overall exposure is expected to remain low relative to guidelines and, as such, there should be no consequences for public health.

In this instance whilst there may be impacts from the proposal to certain sections of the general population the current available guidance and advice is that such installations should give rise to no consequences for public health. If the proposals were considered acceptable in terms of the siting and appearance it is not considered that the health impacts of the proposals would be so significant as to warrant refusal of the application.

Benefits

The proposals would improve the provision and capacity for mobile phone connectivity in the area which would derive a number of benefits to users. The applicant has indicated that there are areas within the vicinity of the site that have poor connectivity to the applicant's network given the high student population within the area. Whilst the benefits of good connectivity are fully understood and supported both in national and local planning policies, in this instance it is not considered that the applicant has adequately demonstrated that there are no preferable sites available to deliver the improvements and the proposed siting and appearance of the installation are considered to give rise to harm in this instance that are not outweighed by the benefits.

Conclusion

Following an assessment of the proposals it is considered that the siting and appearance of the proposed 20m monopole and associated ground-based equipment cabinets are not acceptable. The siting of the monopole and cabinets adjacent to a non-designated heritage asset would represent an intrusive and discordant feature that would further erode the setting of the NDHA and character of the wider street scene, the excessive scale and massing of this cabinet structure would rise prominently above the boundary railings further obscuring views of the NDHA and detracting from its setting. Moreover, it would appear as a highly visible and intrusive structure within the street scene, on a prominent corner. The resulting cumulative impact would add significant visual clutter that would harm the character and appearance of the street scene, and consequently erode the setting of the NDHA, conflicting with the NPPF and HE guidance.

The siting of the 20m monopole has failed to recognise the adjacent high visual amenity TPO tree and would detract from this prominent tree within a group of TPO trees. The installation would place ongoing pressure on the pruning of this tree to ensure that there was minimal signal degradation as indicated in page 1 of the applicants document titled ‘Radio Planning and Propagation’.

In addition, the local planning authority considers that the applicant has not adequately demonstrated that there are no other preferable sites available for the infrastructure.

The LPA consider that the siting and appearance of the proposed development would result in unacceptable harm to the character and appearance of the area. Insofar as they are a material consideration, it would conflict with Policies SP1 and DM1 of the CS and Policy DC17 of the

UDP which together amongst other matters seek to ensure that development is appropriate in siting, scale and appearance and has regard to the character of the area.

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: REFUSE

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

The City Council is not satisfied that this development has been sited and designed to minimise the impact upon the visual amenity of the area. The proposed telecommunication installation including equipment cabinets by reason of its height, siting and appearance would form a visually intrusive and dominant feature which would be harmful to the visual amenity of the area and in particular the appearance of the street-scene, erosion of the setting of 'Oakley, 188 Wilmslow Road' non-designated heritage asset, and would impact on the high amenity value adjacent Copper Beech tree which is subject to the Manchester City Council (Oakley, 188 Wilmslow Road, Manchester) Tree Preservation Order 2021. As such, the proposed installation is considered contrary to saved policies E3.3 and DC17.1 of the Unitary Development Plan for the City of Manchester, policies DM1, EN3 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Rusholme, Fallowfield & Moss Side Civic Society
Highway Services
Neighbourhood Team Leader (Arboriculture)

26 Mabfield Road, Manchester, M14 6LP
30 Mabfield Road, Manchester, M14 6LW
36 Mabfield Road, Manchester, M14 6LW
Ground Floor, 1 Mabfield Road, Manchester, M14 6LP
Top Flat, 210 Wilmslow Road, Manchester, M14 6LF
15 Langley Road, Manchester, M14 6LL
13 Langley Road, Manchester, M14 6LL
17 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
19 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
4 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
22 Mabfield Road, Manchester, M14 6LP
18 Mabfield Road, Manchester, M14 6LP
Top Flat, 220 Wilmslow Road, Manchester, M14 6LF
17 Langley Road, Manchester, M14 6LL
23 Langley Road, Manchester, M14 6LL
1 Riga Road, Manchester, M14 6JG
33 Langley Road, Manchester, M14 6LN
Flat 2 Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 8 Flat B, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 8 Flat D, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 8 Flat G, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 2 Flat G, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 4 Flat H, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 3 Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 5 Flat C, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 1 Flat F, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 1 Flat D, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 2 Flat C, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 5 Flat F, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 1 Flat E, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 2 Flat F, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
4 Riga Road, Manchester, M14 6JN
19 Mabfield Road, Manchester, M14 6LW
1A Mabfield Road, Manchester, M14 6LP
208 Wilmslow Road, Manchester, M14 6LF
FALLOWFIELD BROWSERS LTD, 1 Mabfield Road, Manchester, M14 6LP
210 Wilmslow Road, Manchester, M14 6LF
Flat Above, 214 - 216 Wilmslow Road, Manchester, M14 6LF
11 Langley Road, Manchester, M14 6LL
5 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
2 Riga Road, Manchester, M14 6JH
Room 4 Flat A, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 3 Flat G, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 9 Flat B, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat C Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 5 Flat B, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 7 Flat E, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP

Room 10 Flat D, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 8 Flat C, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 6 Flat C, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 5 Flat G, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 3 Flat B, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 2 Flat D, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
15 Mabfield Road, Manchester, M14 6LP
9 Mabfield Road, Manchester, M14 6LP
Top Flat, 218 Wilmslow Road, Manchester, M14 6LF
4 Cawdor Road, Manchester, M14 6LQ
220 Wilmslow Road, Manchester, M14 6LF
3 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
14 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
10 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
8 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
222 Wilmslow Road, Manchester, M14 6LF
Oakley, 188 Wilmslow Road, Manchester, M14 6LJ
29 Langley Road, Manchester, M14 6LN
Room 4 Flat E, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 4 Flat F, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 3 Flat A, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 1 Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat H Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 7 Flat C, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 6 Flat H, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
13 Mabfield Road, Manchester, M14 6LP
34 Mabfield Road, Manchester, M14 6LW
21 Mabfield Road, Manchester, M14 6LW
7 Mabfield Road, Manchester, M14 6LP
5 Mabfield Road, Manchester, M14 6LP
Top Flat, 212 Wilmslow Road, Manchester, M14 6LF
12 Mabfield Road, Manchester, M14 6LP
6 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
7 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
Room 1 Flat H, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 3 Flat D, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 9 Flat E, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 4 Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat B Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 4 Flat G, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 8 Flat A, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 10 Flat A, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat E Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 10 Flat F, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat F Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat D Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 2 Flat H, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
23 Mabfield Road, Manchester, M14 6LW
25 Mabfield Road, Manchester, M14 6LW
212 Wilmslow Road, Manchester, M14 6LF
18 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
16 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
20 Mabfield Road, Manchester, M14 6LP
27 Langley Road, Manchester, M14 6LL

Room 10 Flat E, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 10 Flat C, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 7 Flat D, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 1 Flat C, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat A Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 7 Flat F, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 3 Flat H, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 3 Flat C, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 5 Flat D, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 6 Flat F, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 6 Flat A, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 2 Flat A, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 8 Flat H, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
11 Mabfield Road, Manchester, M14 6LP
28 Mabfield Road, Manchester, M14 6LP
214 - 216 Wilmslow Road, Manchester, M14 6LF
2 Cawdor Road, Manchester, M14 6LQ
16 Mabfield Road, Manchester, M14 6LP
9 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
19 Langley Road, Manchester, M14 6LL
21 Langley Road, Manchester, M14 6LL
25 Langley Road, Manchester, M14 6LL
Room 6 Flat B, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 3 Flat E, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 9 Flat H, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 7 Flat B, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 10 Flat G, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 4 Flat B, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 5 Flat H, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 9 Flat C, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 7 Flat G, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 4 Flat C, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 8 Flat F, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 5 Flat A, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 10 Flat B, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
32 Mabfield Road, Manchester, M14 6LW
3 Mabfield Road, Manchester, M14 6LP
Top Flat, 208 Wilmslow Road, Manchester, M14 6LF
Upper Flat, 1 Mabfield Road, Manchester, M14 6LP
218 Wilmslow Road, Manchester, M14 6LF
20 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
10 Mabfield Road, Manchester, M14 6LP
13 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
11 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
Room 6 Flat E, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat G Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 9 Flat D, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 7 Flat H, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 2 Flat E, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 7 Flat A, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 1 Flat A, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 9 Flat G, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
24 Mabfield Road, Manchester, M14 6LP
Frinton House, Mabfield Road, Manchester, M14 6LP

15 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
2 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
14 Mabfield Road, Manchester, M14 6LP
12 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
31 Langley Road, Manchester, M14 6LN
35 Langley Road, Manchester, M14 6LN
Room 8 Flat E, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 4 Flat D, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 6 Flat G, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 6 Flat D, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 9 Flat F, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 5 Flat E, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 1 Flat G, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 1 Flat B, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 3 Flat F, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 9 Flat A, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 2 Flat B, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA

APPENDIX 1 – Manchester City Council
(Oakley, 188 Wilmslow Road, Manchester)
Tree Preservation Order 2021

**Town and Country Planning (Tree Preservation)(England)
Regulations 2012**

Town and Country Planning Act 1990

**Manchester City Council (Oakley, 188 Wilmslow Road, Manchester) Tree
Preservation Order 2021.**

The Council of the City of Manchester, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as the Manchester City Council (Oakley, 188 Wilmslow Road, Manchester) Tree Preservation Order 2021.

Interpretation

- 2.— (1) In this Order “the authority” means the Council of the City of Manchester.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012¹.

Effect

- 3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

¹ S.I. 2012/605

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 22nd Day of March 2021

SIGNED ON BEHALF OF THE
COUNCIL OF THE CITY OF
MANCHESTER:-



Authorised by the Council to sign in
that behalf

EVD3001/3847

CONFIRMATION OF ORDER

This Order was confirmed by the Council of the City of Manchester without modification on the 7th day of September 2021.

SIGNED ON BEHALF OF THE
COUNCIL OF THE CITY OF
MANCHESTER:-



Authorised by the Council to sign in
that behalf

SCHEDULE

Article 3

Specification of trees

Trees specified individually
(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Ash	within the frontage of Oakley, 188 Wilmslow Road, Manchester, M14 6LJ
T2	Copper Beech	within the frontage of Oakley, 188 Wilmslow Road, Manchester, M14 6LJ
T3	Copper Beech	within the frontage of Oakley, 188 Wilmslow Road, Manchester, M14 6LJ
T4	Lime	within the frontage of Oakley, 188 Wilmslow Road, Manchester, M14 6LJ
T5	Sycamore	within the frontage of Oakley, 188 Wilmslow Road, Manchester, M14 6LJ
T6	Sycamore	within the frontage of Oakley, 188 Wilmslow Road, Manchester, M14 6LJ
T7	Lime	within the frontage of Oakley, 188 Wilmslow Road, Manchester, M14 6LJ
T8	Oak	within the frontage of Oakley, 188 Wilmslow

		Road, Manchester, M14 6LJ
T9	Lime	within the frontage of Oakley, 188 Wilmslow Road, Manchester, M14 6LJ
T10	Lime	within the frontage of Oakley, 188 Wilmslow Road, Manchester, M14 6LJ
T11	Lime	within the frontage of Oakley, 188 Wilmslow Road, Manchester, M14 6LJ
T12	Sycamore	within the frontage of Oakley, 188 Wilmslow Road, Manchester, M14 6LJ

Trees specified by reference to an area
(within a dotted black line on the map)

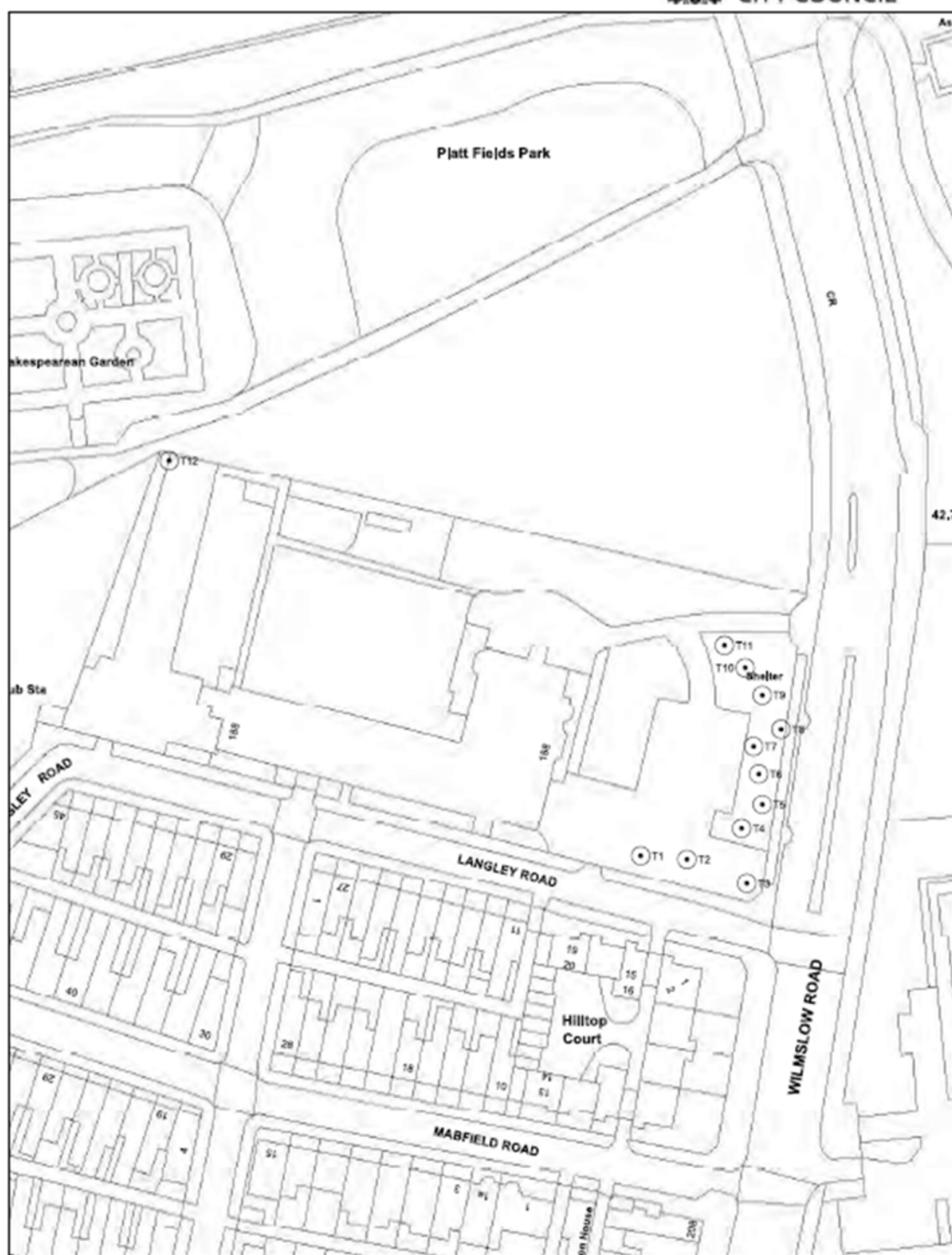
<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
NONE	-	-

Groups of trees
(within a broken black line on the map)

<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
NONE	-	-

Woodlands
(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
NONE	-	-



Land at 188 Wilmslow Road, Fallowfield Tree Preservation Order 2021

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APPENDIX 2 – Extract from Appeal Decision
reference APP/B4215/W/21/3286831 –
Confirmation of NDHA at Oakley, 188 Wilmslow
Road



Appeal Decision

Hearing held on 22 to 23 June 2022

Site visit made on 23 June 2022

by Darren Hendley BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12th July 2022

Appeal Ref: APP/B4215/W/21/3286831

Oakley, 188 Wilmslow Road, Manchester M14 6LJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Eve Ladden Timbers, Union of Shop, Distributive and Allied Workers, Watkin Jones Group Ltd, Wilmslow Road Manchester Ltd against the decision of Manchester City Council.
 - The application Ref: 129020/FO/2020, dated 23 December 2020, was refused by notice dated 3 September 2021.
 - The development proposed was originally described as a full planning application for the part-demolition of the existing office buildings on site and erection of purpose built student accommodation. Retention and redevelopment of Oakley Villa to provide amenity and communal space, landscaping and associated infrastructure.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The description of development in the banner heading above is taken from the planning application form. The appeal form states that the description has changed from that stated on the application form to the '*erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the site.*' This is also the description that is set out on the Council's decision notice. Accordingly, I have considered the appeal on this basis. I have also utilised the details of the appellant from the appeal form in the banner heading as those details were not provided on the planning application form.
3. Following the submission of further arboricultural evidence with the appeal, the Council withdrew its concerns over the effect on the amenity value of trees, as is set out in its fourth reason for refusal. Hence, this issue is no longer in disagreement between the Council and the appellant. The hearing proceeded on this basis. All other matters that are set out in the Council's decision notice remain in dispute with the appellant.

29. The Council has also sought to demonstrate that it has a sufficient supply of PBSA in the pipeline to cater for the need. A number of these sites though do not have planning permission, based on what I was told at the hearing. Accordingly, there is limited assurance at the present time that such sites would proceed. The appellant's evidence is more convincing in this regard as it is more centred on permissions. The bedspace ratio of students to accommodation with the sites in the pipeline would remain the same and as a consequence the need would not be addressed.
30. The Council has also pointed to the repurposing of a site in Victoria Park where it considers that student housing market is not viable. Based on the evidence before me, this seems part of a much wider development that would also involve PBSA, even if it would not be on the Victoria Park site, as well as a number of other types of developments that are either in the city centre or the Oxford Road corridor. To what extent this can be considered comparable to the proposal is questionable and the site circumstances are sufficiently different so as not to change my view on this issue.
31. I conclude that there is a need for the proposal as student housing. It would comply with Policy H12 criterion 9 as the developer has demonstrated there is a need for additional student accommodation.

Non Designated Heritage Asset

32. It is not in dispute that Oakley House constitutes a non-designated heritage asset. It was constructed as a residential villa in the 1830s or thereabouts and is in the Gothic style. Internally, it has been substantially altered due to its former office use. Still, it retains a number of original Gothic revival features, fitting, fixtures and decoration.
33. Externally, the building contains gables with steep pitched roofs and barge boarding, albeit some of the features are more recent or have been altered. It remains set in its own landscaped grounds, with trees and vegetation towards the Wilmslow Road frontage and with the grassed area to the rear, although the original outbuildings have been lost. Its gated carriageway drive off Wilmslow Road remains. The grounds also remain well defined by way of the boundary walls, some of which are of a stone and original construction.
34. The extensions are clear detractors from the building. The south side of the building is much eroded by both the design and scale of the attachment, whilst the grounds to the rear have been significantly disrupted by the intrusion of these extensions. The boundary wall to the Wilmslow Road frontage has been adversely affected by a long bus shelter that is found adjacent to it. The setting beyond the site is also fairly limited to the nearest parts of Platt Fields Park, which itself formed the gardens of a now demolished neighbouring villa.
35. The significance of the asset is defined to a notable degree by the contribution of the internal features. Yet, when viewed away from the extensions, externally it still retains its overall appearance as a villa from that era. The north elevation is still observed from within the site as its principal façade. Parts of the original grounds and gardens continue to contribute, as do the gate piers, garden and boundary walls, driveway and paths. The closest parts of Platt Fields Park also contribute to the significance of its setting. In my view, it is of some historic local interest. Whilst I was referred to English Heritage

