



Professional Planning and Development
Member of the Royal Town Planning Institute



Supporting Statement

For a Lawful Development Certificate for Transformer replacement (Proposed)

at Benchill Substation
off Broadoak Rd
Wythenshawe
M22 9NE

On behalf of: Electricity North West

January 2026

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1. Introduction

- 1.1 This Supporting Statement has been prepared on behalf of Electricity North West for an application for a Lawful Development Certificate for the replacement of Transformer T11 at Benchill substation.
- 1.2 This Supporting Statement describes the project and demonstrates that this development constitutes 'permitted development' under Schedule 2 Part 15 Class B (Electricity Undertakings) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (the GPDO).
- 1.3 A Lawful Development Certificate, under S192(b) of the Town and Country Planning Act 1990, is sought from Manchester City Council to confirm that the proposed development constitutes permitted development, for which planning permission is not required.
- 1.4 Supporting Information

The following plans are submitted in support of this LDC:

Location Plan and Existing site plan - 100104-00106 002

Proposed site plan - 100104-00107 002

Existing elevations 301208-00183 001

Existing elevations 1000104 - 00108 002

Proposed elevations 1000104-00109 002

2. The Application Site and Surrounding Uses

- 2.1 The site is part of a the Benchill sub station site which is operational land located to the eastern side of Broadoak Road.
- 2.2 The site is located within a residential area, with the site forming a boundary with many garden areas. There is a separate access to the site off Broadoak Road, see photo 2.



Maps 1 and 2: www.google.com showing the site within the surrounding area





Photo 2: access to the site
from Broadoak Road



Photo 3: existing front
elevation of the sub station

3. The Proposed Scheme

- 3.1 The proposed development is shown within the red edge on drawing number 100104-00107-002 and is approximately 20sqm in area. The existing transformer will be removed and the new transformer put in place which will project just outside the main building frontage. There will be a 2.4m high palisade fencing around the new transformer.

The overall height of the new transformer will be 4.1m and the main opening on the frontage of the building will be 5.3m in height.

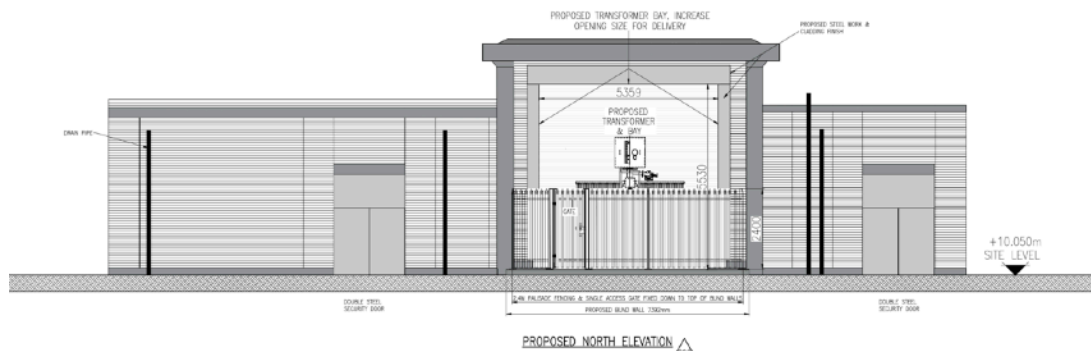
Existing



Proposed



Proposed elevation



4.0 Permitted Development Assessment

- 4.1 The proposed installation of replacement Transformers has been considered against the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015.

GPDO Part 15

B. Development by statutory undertakers for the generation, transmission, distribution or supply of electricity for the purposes of their undertaking consisting of—

- (a) the installation or replacement in, on, over or under land of an electric line and the construction of shafts and tunnels and the installation or replacement of feeder or service pillars or transforming or switching stations or chambers reasonably necessary in connection with an electric line;

The proposal is for a new transformer

- (b) the installation or replacement of any electronic communications line which connects any part of an electric line to any electrical plant or building, and the installation or replacement of any support for any such line;

N/A

- (c) the sinking of boreholes to ascertain the nature of the subsoil and the installation of any plant or machinery reasonably necessary in connection with such boreholes;

N/A

- (d) the extension or alteration of buildings on operational land;

N/A

(e) the erection on operational land of the undertaking or a building solely for the protection of plant or machinery;

N/A no new buildings

(f) any other development carried out in, on, over or under the operational land of the undertaking.

It is considered that the other works (creation of new fence) falls within this part.

Development not permitted

B.1 Development is not permitted by Class B if—

(a) in the case of any Class B(a) development—

(i) it would consist of or include the installation or replacement of an electric line to which section 37(1) of the Electricity Act 1989 (consent required for overhead lines)(a) applies; or

(ii) it would consist of or include the installation or replacement at or above ground level or under a highway used by vehicular traffic, of a chamber for housing apparatus and the chamber would exceed 29 cubic metres in capacity;

N/A

b) in the case of any Class B(b) development—

(i) the development would take place in a National Park, an area of outstanding natural beauty, or a site of special scientific interest;

N/A the site is not located in either of the designations

(ii) the height of any support would exceed 15 metres; or

The finished height of the transformers will not exceed 4.1m

(iii) the electronic communications line would exceed 1,000 metres in length;

No

c) in the case of any Class B(d) development— **N/A**

(i) the height of the original building would be exceeded;

(ii) the cubic content of the original building would be exceeded by more than 25% or, in the case of any building on article 2(3) land, by more than 10%, or

(iii) the floor space of the original building would be exceeded by more than 1,000 square metres or, in the case of any building on article 2(3) land, by more than 500 square metres;

d) in the case of any Class B(e) development, the building would exceed 15 metres in height, or **N/A**

e) in the case of any Class B(f) development, it would consist of or include—

(i) the erection of a building, or the reconstruction or alteration of a building where its design or external appearance would be materially affected, or

(ii) the installation or erection by way of addition or replacement of any plant or machinery exceeding 15 metres in height or the height of any plant or machinery replaced, whichever is the greater.

(Conditions)

B.2 Development is permitted by Class B subject to the following conditions—

(a) in the case of any Class B(a) development consisting of or including the replacement of an existing electric line, compliance with any conditions contained in a planning permission relating to the height, design or position of the existing electric line which are capable of being applied to the replacement line; **N/A**

(b) in the case of any Class B(a) development consisting of or including the installation of a temporary electric line providing a diversion for an existing electric line, on the ending of the diversion or at the end of a period of 6 months from the completion of the installation (whichever is the sooner) the temporary electric line is removed and the land on which any operations have been carried out to install that line is restored as soon as reasonably practicable to its condition before the installation took place;

N/A the works are not temporary

(c) in the case of any Class B(c) development, on the completion of that development, or at the end of a period of 6 months from the beginning of that development (whichever is the sooner) any plant or machinery installed is removed and the land is restored as soon as reasonably practicable to its condition before the development took place; and **N/A**

(d) in the case of any Class B(e) development, approval of details of the design and external appearance of the buildings must be obtained, before development is begun, from—

(i) in Greater London or a metropolitan county, the local planning authority,

(ii) in a National Park, outside a metropolitan county, the county planning authority,

(iii) in any other case, the district planning authority.

N/A

(iv) Interpretation of Class B

(v) B.3 For the purposes of Class B(a), “electric line” has the meaning given by section 64(1) of the

(vi) Electricity Act 1989 (interpretation etc. of Part 1)(a).

(vii) B.4 For the purposes of Class B(b)—

(viii) “electrical plant” has the meaning given by section 64(1)(b) to that Act; and

(ix) “electronic communications line” means a line which forms part of an electronic communications apparatus, (and both line and electronic communications apparatus have the meaning given in paragraph 1 of Schedule 2 to the Telecommunications Act 1984 (the electronic communications code)(c)).

(ii) B.5 For the purposes of Class B(d), (e) and (f), the land of the holder of a licence under section 6(1) of the Electricity Act 1989 (licensing of supply etc.)(d) is treated as operational

land if it would be operational land within section 263 of the Act (meaning of "operational land")(e) if such licence holders were statutory undertakers for the purpose of that section.

5. Conclusion

- 5.1 This Supporting Statement describes the site and the proposed development proposals and explains why this constitutes permitted development under Part 15 Class B of the GPDO 2015.
- 5.2. We therefore respectfully request that a Lawful Development Certificate is issued to confirm that the proposed development does not require planning permission and formally constitutes lawful development