

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143853/TEL/2025

Date registered valid: 29 August 2025

Proposal: Prior approval for the installation of a 20.0m telecommunications monopole, with 6no. antennas , 2no. dishes and proposed 1no. equipment cabinet.

Address: Land At The Junction Of Fairclough Street And Gwelo Street, Manchester

Ward(s): Clayton & Openshaw Ward

Applicant: WHP Telecoms Ltd

Agent (if any): Niamh Mullan WHP Telecoms Ltd

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: No Objection

Date of recommendation: 17 November 2025

Application details

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit: 8 September 2025

Standard consultations:

Printed: 2 September 2025

Expired: 23 September 2025

Neighbour notifications

Printed: 2 September 2025

Expired: 23 September 2025

Site notice

Posted: 8 September 2025

Expired: 29 September 2025

Press advert

Published: 9 September 2025

Expired: 23 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site and surroundings

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site is located on the private land at the junction of Fairclough Street and Gwelo Street in East Manchester.

The site is directly opposite the grade II listed Phillips Park.

Description of development

Prior approval is sought for the installation of a telecommunications base station, which would include a 20-metre-high monopole supporting six antennas, two 300mm transmission dishes and one equipment cabinet.

Consultations & Notification Responses

Publicity - The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Highways – Plans indicate the telecommunications equipment will be setback from the pedestrian footway. Recommends informatives relating to contact information for highways licences.

Relevant Planning History

142290/TEL/2025 – Prior approval for the installation of a 20.0m telecommunications monopole, with 6no. antennas, 2no. dishes and proposed 1no. equipment cabinet. Decision: Withdrawal

The application was withdrawn due to concerns with the impact on the pedestrian footpath and the setting of the adjacent listed park.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015;
- Saved policy DC17.1 of the UDP;
- Policies DM1 and SP1 of the Core Strategy;
- Sections 10 and 12 of the National Planning Policy Framework (NPPF).

Issues

Background

Application 142290/TEL/2025 for the prior approval for the installation of a 20.0m telecommunications monopole, with 6no. antennas, 2no. dishes and proposed 1no. equipment cabinet was withdrawn in April earlier this year.

This was following concerns with the siting of the development as it was considered to cause obstruction to pedestrians of the footpath along Fairclough Street. There were also concerns with the impact on the adjacent listed Phillips park.

Principle

The Town and Country Planning (General Permitted Development) (England) Order 2015 confers 'permitted development rights' for certain types of telecommunications development. This includes the erection of telecommunications masts which do not exceed a height of 30m above ground level on unprotected land. These permitted development rights remove the need to submit a full planning application but rather require a 'prior approval' application to be made.

This means that the Local Planning Authority can 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. The Local Planning Authority has 56 days in which to let the applicant know of its decision on whether prior approval is required for siting and appearance and to let the operator know of its decision to allow or refuse approval.

Given background Government planning guidance, 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.

Paragraph 118 at Section 10 of the NPPF states that "Advanced, high-quality communications infrastructure is essential for sustainable economic growth and social well-being".

Saved policy DC17.1 of the UDP similarly looks to support telecommunication development, subject to minimising any impact upon siting and appearance.

Further, the public benefits of a greatly enhanced communications network for businesses and residents alike in this location, would qualify as a considerable positive that would contribute to the wider economic output of the area, as well as social improvements.

In light of the above, it is considered that the proposal complies with the overarching policy framework which outlines a general presumption in favour of telecommunication development. It is necessary however to further assess the appropriateness of the siting and appearance of the proposed equipment, as outlined below.

Siting and Appearance

In keeping with the National Planning Policy Framework, which advocates the use of high-quality communications infrastructure, the proposed design has been selected to minimise visual impact upon the street scene.

The proposal has undergone a sequential site selection, with the current proposal representing the best fit when balancing siting against coverage requirements. The proposed installation would facilitate advanced coverage in the area to aid the social well-being and business needs of the occupants of the nearby properties and local businesses.

The introduction of a tall structure will always to some degree be noticeable, particularly to passers-by and nearby occupiers. Since the previous application 142290/TEL/2025 was withdrawn, the development has been sited on private land and would be set back from the highway network. This relocation of the structure would lessen the impact on the adjacent listed park on the opposite side of Fairclough Street.

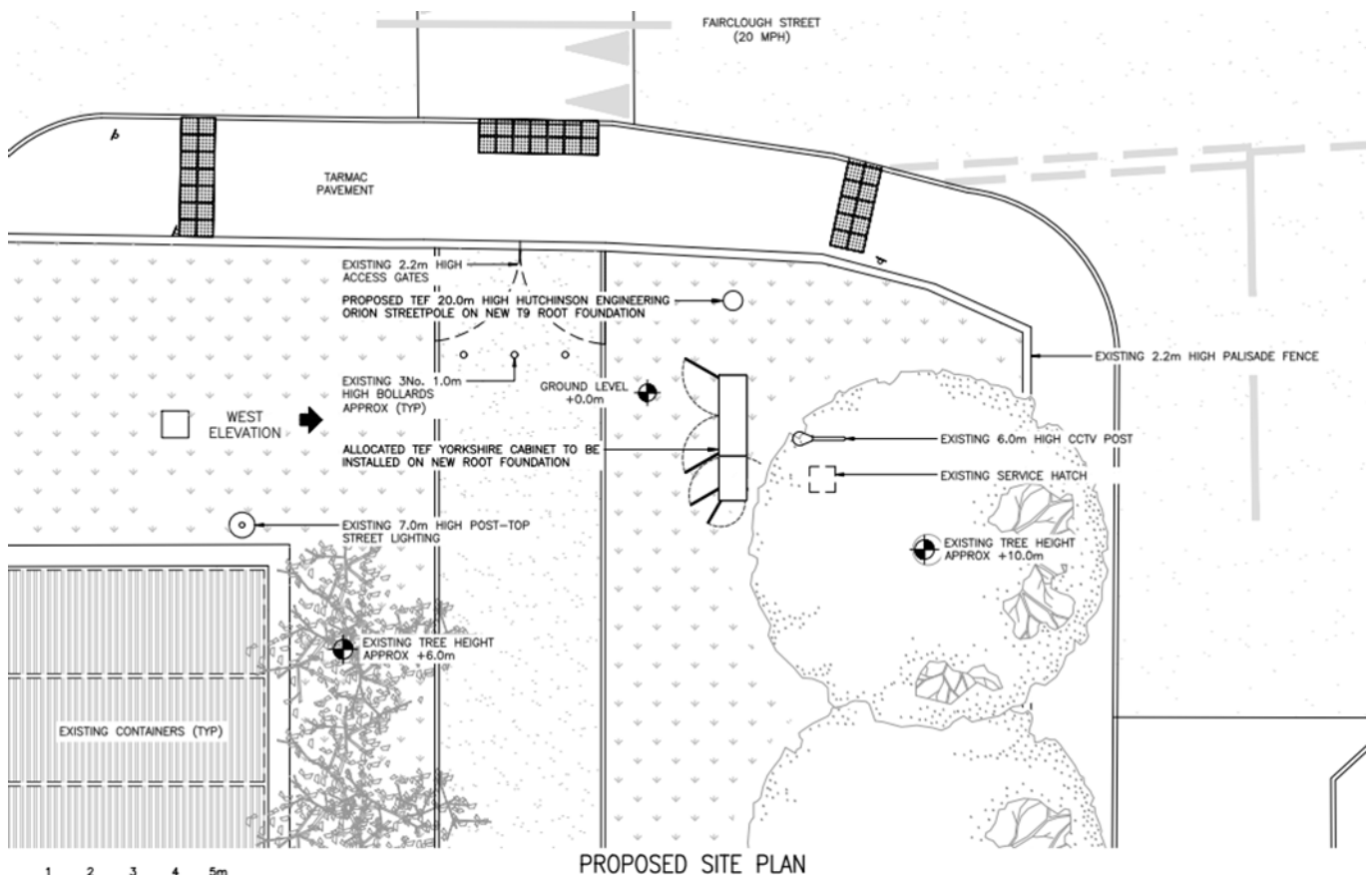


Figure 1 – Proposed Site Plan

In this instance, it is considered that the applicant has minimised the impact by practicable and appropriate siting and design, balancing the siting and appearance of the installation against

technical requirements and material planning policy and guidance which advocates a presumption in favour of such equipment.

The site selection process has also been influenced by the numerous vertical elements of street furniture distributed around the vicinity of the site including existing 15m towers to the west further along Fairclough Street. The height of the pole has been kept down to the absolute minimum capable of providing the required essential new 5G coverage.

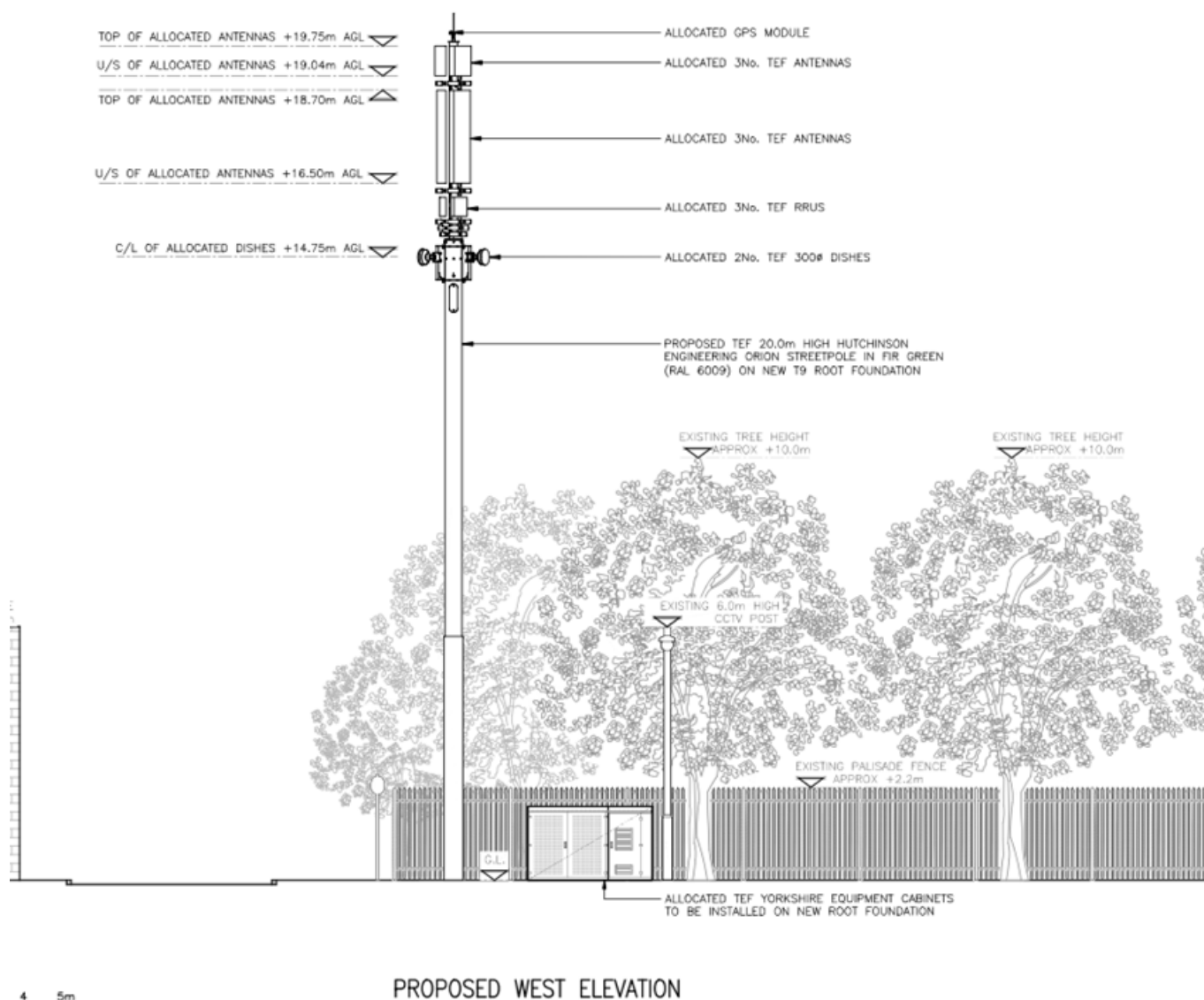


Figure 2 – Proposed west elevation

The structure will be painted in Green (RAL 6009), as opposed to white, in order to blend in better with the surrounding trees.

The development would require a crown reduction to the north western and western canopy to the T1 Lime Tree. This is considered to be acceptable in the interests of installing the telecommunications pole. Any works to the tree should be carried in accordance with the BS:5837.

The cabinets and equipment associated with the telecommunications structure would be within the root protection area of this tree. In the interests preventing any impact on the tree, a trial dig excavation is recommended.

In light of the above assessment it is considered that the proposed mast and associated equipment would not form overly intrusive features, nor would there be any significantly harmful impact upon the character and appearance of the area and adjacent listed building/park.

Access/Impact on Highway and Pedestrian Safety

The installation would be sited on private land with existing railings separating the development from the public footway.

With sufficient 2m clearance from the back of the highway, and there are no objections from Highway Services.

Impact on Health and Safety

The role of the planning system however is not to duplicate existing controls under other legislation and is not the place to determine health safeguards. It is the Government's view that if a proposed development conforms to International Compliance for Public Exposure Guidelines for Public Exposure to Electromagnetic Fields established by the International Commission on Non-Ionising Radiation Protection (ICNIRP), further consideration of this issue should not be necessary by the Local Planning Authority.

It should also be noted that within the recent letter issued to Local Planning Authorities from the Department for Digital, Culture, Media and Sport, dated 24 May 2021, it is stated that the Government's independent advisers on matters of public health, are clear that there is no credible evidence of a negative impact of mobile technology, including 5G on people's health. Central to PHE's advice are the guidelines published by the International Commission on Non-Ionizing Radiation Protection (ICNIRP), which is formally recognised by the World Health Organisation.

Conclusion

The proposal is considered to be in accordance with the provisions outlined in Schedule 2, Part 16, Class A of the General Permitted Development Order 2015.

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: No Objection

Condition(s) to be attached to decision

- 1) 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) 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 subparagraph (8)(b)(i), in accordance with the details approved, received by Manchester City Council as the Local Planning Authority on 29 August 2025

- Proposed Site Location Maps: 100 Rev A
- Proposed Site Plan: 201 Rev A
- Proposed Site Elevation: 301 Rev A

All received by the Local Planning Authority on 3 October 2025

- Arboricultural Survey: ARB/5408/Y/100
- Arboricultural Layout: ARB/5408/Y/200

All received by the Local Planning Authority on 28 October 2025

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

- 3) The structure shall be painted in Green RAL colour 6009.

Reason - In the interests of visual amenity in accordance with policies SP1, EN3 and DM1 of the Core Strategy.

- 4) Removal when not required any electronic communications apparatus provided in accordance with that 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 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

Informative

Highways

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.

Tree works

- All works must be carried out in accordance with BS:5837 during the excavation of the site.
- The proposed crown reduction must be completed in accordance with BS:3998
- A hand trial dig is recommended prior to the installation of the cabinets.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Storage Depot, Gibbon Street, Manchester, M11 4TA
95 Stuart Street East, Manchester, M11 4BZ
88 Stuart Street East, Manchester, M11 4BZ
Velodrome, The National Cycling Centre, Stuart Street, Manchester, M11 4DQ
BMX Centre, The National Cycling Centre, Stuart Street, Manchester, M11 4DQ
The National Cycling Centre, Stuart Street, Manchester, M11 4DQ
2 Fairclough Street, Manchester, M11 4TN
104 Stuart Street East, Manchester, M11 4BZ
97 Bank Street, Newton Heath, Manchester, M11 4DF
93 Stuart Street East, Manchester, M11 4BZ
90 Stuart Street East, Manchester, M11 4BZ
87 Stuart Street East, Manchester, M11 4BZ
84 Stuart Street East, Manchester, M11 4BZ
81 Stuart Street East, Manchester, M11 4BZ
77 Stuart Street East, Manchester, M11 4BZ
71 Stuart Street East, Manchester, M11 4BZ
65 Stuart Street East, Manchester, M11 4BZ
110 Stuart Street East, Manchester, M11 4BZ
86 Stuart Street East, Manchester, M11 4BZ
Flat 4, 83 Bank Street, Newton Heath, Manchester, M11 4DF
Flat 2, 83 Bank Street, Newton Heath, Manchester, M11 4DF
83 Stuart Street East, Manchester, M11 4BZ
82 Stuart Street East, Manchester, M11 4BZ
80 Stuart Street East, Manchester, M11 4BZ
69 Stuart Street East, Manchester, M11 4BZ
100 Stuart Street East, Manchester, M11 4BZ
95 Bank Street, Newton Heath, Manchester, M11 4DF
93 Bank Street, Newton Heath, Manchester, M11 4DF
91 Bank Street, Newton Heath, Manchester, M11 4DF
87 Bank Street, Newton Heath, Manchester, M11 4DF
85 Bank Street, Newton Heath, Manchester, M11 4DF
Flat 6, 83 Bank Street, Newton Heath, Manchester, M11 4DF
Flat 5, 83 Bank Street, Newton Heath, Manchester, M11 4DF
Flat 3, 83 Bank Street, Newton Heath, Manchester, M11 4DF
Flat 1, 83 Bank Street, Newton Heath, Manchester, M11 4DF
98 Stuart Street East, Manchester, M11 4BZ
99 Bank Street, Newton Heath, Manchester, M11 4DF
94 Stuart Street East, Manchester, M11 4BZ
92 Stuart Street East, Manchester, M11 4BZ
91 Stuart Street East, Manchester, M11 4BZ
89 Stuart Street East, Manchester, M11 4BZ
85 Stuart Street East, Manchester, M11 4BZ
79 Stuart Street East, Manchester, M11 4BZ
75 Stuart Street East, Manchester, M11 4BZ
73 Stuart Street East, Manchester, M11 4BZ
67 Stuart Street East, Manchester, M11 4BZ
63 Stuart Street East, Manchester, M11 4BZ
61 Stuart Street East, Manchester, M11 4BZ
108 Stuart Street East, Manchester, M11 4BZ

106 Stuart Street East, Manchester, M11 4BZ
102 Stuart Street East, Manchester, M11 4BZ
89 Bank Street, Newton Heath, Manchester, M11 4DF
96 Stuart Street East, Manchester, M11 4BZ

Appendix 2 – Planning constraints

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Historic Landfill Site 50m Buffer -

Area Team Boundary - Name: CENTRAL