MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	145407/FO/2026
Date registered valid:	11 March 2026
Proposal:	Retention of 30m high telecommunications mast and associated equipment cabinet and associated fencing for a further temporary 12 month period.
Address:	Mersey Bank Playing Fields, Mersey Crescent, Manchester, M20 2YJ
Ward(s):	Didsbury West Ward
Applicant:	EE UK Ltd & Hutchison 3G UK Ltd
Agent (if any):	Mr Guy de Rose WHP
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **01 May 2026**

APPLICATION DETAILS

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 27 March 2026

Standard consultations: Printed: 17 March 2026 Expired: 9 April 2026

Neighbour notifications: Printed: 17 March 2026 Expired: 9 April 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to an existing temporary telecoms installation on Mersey Crescent Playing Fields close to the River Mersey.

Description of area

The proposal is located on Mersey Crescent Playing Fields in the Didsbury West ward of Manchester. The proposal sits within Flood Zone 2 and within the Manchester Green Belt.

Description of development

Retention of a 30m high telecommunications mast and associated equipment cabinets and fencing for a temporary 12-month period. The development comprises:

- MBNL 30.00m high temporary mast on steel frame complete with concrete ballast blocks; 3No. MBNL antennas mounted on headframe and 1No. 300Ø dish; 3No. CTIL (VF/TEF) antennas mounted below.
- H3G Bowler cabinet and RBS 6130 cabinet mounted on timber sleepers.
- EE RBS 6130 cabinet mounted on timber sleepers and FS frame.
- CTIL cabinets installed on timber sleepers.
- MBNL 2.0m high Heras fencing to the perimeter of the compound.
- MBNL Mk5B link A/C cabinet and FURO cabinet mounted on timber sleepers (behind).



Figure 1. Mast in situ

PLANNING HISTORY

142133/FO/2025

Description: Retention of 30m high telecommunications mast and associated equipment cabinet and associated fencing for a temporary 12 month period

Decision: Approved 07/04/2025

138130/FO/2023

Description: Retention of 30m high Telecommunications Mast and associated equipment cabinet and associated fencing for a temporary 12 month period

Decision: Approved 14/02/2024

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

The Highways team raise no objection to the proposed 12-month retention of the 30 m mast, associated cabinet and fencing. They note that the installation is located on private land, and it is for the applicant to secure the necessary landowner permissions. Access will continue to be taken from the existing point on Mersey Crescent, and the equipment is not expected to create any distraction or visibility issues for road users. Any servicing or maintenance must comply with local parking and traffic regulations, and the applicant is advised to engage with the Council's Highways Licensing and Event & Traffic Management teams where temporary traffic or pedestrian management, hoardings, scaffolding or skips may be required.

Manchester City Council Environmental Health
Environmental Health have reviewed the proposal and request that the standard noise condition for external plant and equipment is applied. This follows a reference on the plans to a “proposed” generator, which may indicate changes to the existing plant. The condition requires any external equipment to be designed or acoustically treated so that noise levels are at least 5dB below the existing background level at the nearest home, with a verification report and post-installation testing submitted before the equipment becomes operational. This is to ensure the development does not increase noise levels or harm residential amenity.

Manchester City Council Flood Risk Management
No objection. The Environment Agency has already confirmed no comments and advised reliance on standing advice. Flood Risk Management confirms no further comments are required and recommends approval with no flood risk conditions.

Manchester City Council Corporate Property
No response received.

Environment Agency
The Environment Agency raises no objection to the proposal. Their response confirms that the site lies within Flood Zone 2, and the development type falls under the EA’s Flood Risk Standing Advice rather than requiring a bespoke consultation. The EA therefore advises that the application should be assessed with reference to this standing advice. They also provide general guidance on circumstances where an Environmental Permit may be required for works near main rivers, flood defences, culverts or within the floodplain, noting that such permits are separate from planning permission and not guaranteed.

Trans Pennine Trail
The Trans Pennine Trail National Office has responded to the consultation. They note that the trackway around the edge of the playing fields forms part of the Trans Pennine Trail walking route and the Mersey Valley Way. They advise that both routes should remain open at all times, with priority given to trail users, and that any temporary closure or diversion required during works should be provided at the developer’s expense. They also request that the Council ensures any damage arising from works is made good. It is acknowledged that the proposal is for the retention of an existing temporary installation rather than the introduction of a new mast, and that the compound would be visible from the trail routes.

Notifications

Local Residents
No representations received.

NEGOTIATIONS
During the course of the application, the case officer raised concerns regarding the length of time the temporary telecommunications installation has remained on site, noting that the mast has now been in situ for approximately 3.5 years, including the prior notification period. It was also highlighted that the previous temporary permission was granted on the basis that it would act as a long-stop position while a permanent solution was progressed.

The applicant was therefore requested to provide a clear and up-to-date explanation setting out progress towards the permanent alternative, together with realistic timescales for its delivery, as the supporting information submitted with the current application largely repeated earlier submissions.

Following further correspondence and a subsequent meeting with the applicant’s representatives, it was confirmed that the permanent solution is now secured and in place. The applicant advised that the temporary installation is only required for a limited additional period to allow all operators to be fully transferred, commissioned and integrated onto the permanent site.

While a 12-month period has been applied for as a precautionary long-stop, the applicant has confirmed that they fully anticipate the temporary installation being removed by the end of the year. This clarification

has provided assurance that the proposal represents the final temporary extension and that the development would not remain on site beyond what is strictly necessary.

No amendments to the scheme were required, and these discussions relate solely to the justification and duration of the temporary permission.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- The Manchester Core Strategy Development Plan Document 2012-2027
    - Development Management and Planning Obligations
        - DM 1 - Development Management
    - Objective 1 - Spatial Principles
        - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
    - Objective 2 - Economy and the City Centre
        - EC 1 - Employment and Economic Growth in Manchester
        - EC 9 – South Manchester
    - Objective 6 Environment
        - EN 1 - Design Principles and Strategic Character Areas
        - EN 8 – Adaptation to Climate Change (partially replaced by PfE Policies JP-S 2, JP-S 4 and JP-G 8)
        - EN 9 – Green Infrastructure
        - EN 10 - Safeguarding Open Space, Sport, and Recreation Facilities
        - EN 13 – Green Belt
        - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
        - EN 16 - Air Quality (partially replaced by PfE Policy JP-S 5)
- Guide to development in Manchester - supplementary planning document and planning guidance, April 2007

- Extant Unitary Development Plan (UDP) –
    - Citywide Development Control Policies

        - DC17 - Telecommunications
        - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
    - Strategy
        - JP-Strat9: Southern Areas
        - JP-Strat13: Strategic Green Infrastructure
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
        - JP-S2: Carbon and Energy
        - JP-S4: Flood Risk and the Water Environment
        - JP-S5: Clean Air
    - Places for Jobs
        - JP-J1: Supporting Long-Term Economic Growth
    - Greener Places
        - JP-G1: Landscape Character
        - JP-G2 Green Infrastructure Network
        - JP-G3: River Valleys and Waterways
        - JP-G9: The Green Belt
    - Places for People
        - JP-P1 Sustainable Places
        - JP-P7: Sport and Recreation
    - Connected Places
        - JP-C2: Digital Connectivity
- National Planning Policy Framework (NPPF) December 2024–
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 6 – Building a strong, competitive economy
    - Section 10. Supporting high quality communications infrastructure
    - Section 11 – Making effective use of land
    - Section 12 – Achieving well-designed places
    - Section 13 - Protecting Green Belt land
    - Section 14 - Meeting the challenge of climate change, flooding and coastal change
    - Section 15 - Conserving and enhancing the natural environment
- National Planning Policy Framework Draft for Consultation December 2025 - National decision-making policies
    - Chapter 3 – Decision-making policies
        - DM1: Preparing development proposals
        - DM2: Information requirements
        - DM3: Determining development proposals
        - DM6: Use of planning conditions and obligations
        - DM7: Relationship with other regulatory regimes
    - Chapter 4 - Achieving sustainable development
        - S3: Presumption in favour of sustainable development
        - S5: Principle of development outside settlements
    - Chapter 5 - Meeting the challenge of climate change
        - CC2: Mitigation of climate change
        - CC3: Adaptation to climate change
    - Chapter 9 - Supporting high quality communications
        - CO1: Proposals for telecommunications infrastructure
        - CO2: Supporting information for telecommunications infrastructure proposals
    - Chapter 12 - Making effective use of land
        - L2: Making effective use of land
    - Chapter 13 - Protecting Green Belt land
        - GB6: Control of development in the Green Belt
        - GB7: Development which is not inappropriate in the Green Belt
    - Chapter 14 - Achieving well-designed places
        - DP3: Key principles for well-designed places

        - DP4: The Design process
    - Chapter 16 - Promoting healthy communities
        - HC7: Development affecting existing recreation facilities
        - HC8: Development affecting Local Green Space
    - Chapter 17 - Pollution, public protection and security
        - P4: Impact of development on existing activities
    - Chapter 18 - Managing flood risk and coastal change
        - F4: Assessing flood risk for decision-making
        - F6: Development in areas at risk of flooding from rivers or the sea
        - F7: Ensuring development is safe from flooding
        - F8: Sustainable drainage systems and watercourses
    - Chapter 19 - Conserving and enhancing the natural environment
        - N2: Improving the natural environment

ASSESSMENT

Principle of development

The proposed development seeks the retention of an existing temporary telecommunications installation for a further 12-month period at Mersey Bank Playing Fields, Mersey Crescent. The site lies within the Manchester Green Belt and Flood Zone 2.

The proposal relates to the continuation of an existing installation rather than the introduction of a new additional mast, and it is intended to provide continuity of coverage for EE and H3G and to support the Emergency Services Network (ESN) whilst a permanent solution is delivered. The applicant's supplementary information states that the temporary consent is sought to bridge the period required to secure legal access and deliver a permanent replacement installation, following the operator having been issued with a Notice to Quit at an existing location. Given the role of telecommunications infrastructure in supporting economic and social well-being, and the NPPF direction that decision-makers should not question the need for an electronic communications system, these matters are afforded weight in principle.

However, the site's Green Belt location is a significant constraint, and development is required to preserve openness and not conflict with the purposes of including land within the Green Belt. The continuation of the installation for a limited and temporary period, together with the stated need to maintain network coverage whilst a permanent solution is progressed, are material considerations that weigh in favour of granting permission for retention on a time-limited basis, subject to the detailed assessment of visual impact, impact on openness, any relevant flood risk matters, and other planning considerations.

On balance, and for the reasons set out above, it is considered that the retention of the installation for a further temporary 12-month period is acceptable in principle, subject to the assessment set out in the remainder of this report and the imposition of appropriate conditions (including a temporary permission).

Appropriate siting, layout, scale, form, massing, materials, and detail

The temporary mast and associated equipment are located within Mersey Bank Playing Fields, close to the River Mersey, and occupy a relatively small compound area. The siting takes advantage of the open nature of the playing fields and the separation from nearby dwellings, whilst ensuring the installation performs its operational requirements.

In terms of scale, form and massing, the mast is of a height and appearance typical of telecommunications development of this type. It is noted that temporary installations are not designed as permanent structures and can appear bulkier and less streamlined than permanent solutions (including due to the use of ballast and freestanding compound arrangements); however, this is not uncommon for temporary deployments and is limited in this case by the time-bound nature of the proposal.

The mast is galvanised and the equipment cabinets are finished in a muted light grey (RAL 7035), which are typical finishes for such infrastructure and help to reduce visual prominence. Overall, having regard to the limited footprint of the compound, the typical design and materials, and the temporary period sought,

it is considered that the proposal is acceptable in siting and design terms, subject to the wider assessment of Green Belt openness and visual impact set out elsewhere in this report.

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.

The surrounding area is characterised by open recreational land associated with Mersey Bank Playing Fields and the wider River Mersey corridor, with residential development located beyond the playing fields. In this context the installation will be seen against a generally open backdrop, and the mast is an engineered feature that is not characteristic of the natural and recreational setting.

That said, the mast and associated cabinets/fencing are typical in design and appearance for a temporary telecommunications installation, with a galvanised finish to the mast and light grey (RAL 7035) cabinets which help to limit visual prominence. The compound occupies a limited footprint within the playing fields and the proposal is for a further temporary 12-month period only. Taking these factors into account, it is considered that, whilst the development results in some visual harm within the immediate setting, the impact on the character and appearance of the wider area is not such that it would justify refusal in design terms, subject to the overall planning balance (including Green Belt openness) and the imposition of a temporary permission requiring removal and reinstatement at the end of the period.

Effects on amenity

Light

Given the slender form of the mast and the limited footprint of the equipment compound, the proposal would not result in a material loss of daylight, sunlight or an overbearing impact to nearby properties.

Noise

The installation includes an existing generator, and no new plant is proposed. The site has operated for several years with no complaints and there is no evidence of noise harm arising from the existing equipment. Environmental Health queried a reference to a “proposed” generator, but this reflects earlier documentation rather than any change to the plant already on site.

Given the established noise baseline and the absence of any increased risk to residential amenity, the full external-plant condition is not considered necessary. However, to ensure continued noise control, a verification-only condition will be applied. Within six weeks, the operator must submit a verification report confirming that the existing equipment meets the agreed noise criteria, supported by post-completion testing. Any non-conformities must be identified along with measures to secure compliance before continued operation.

Subject to this proportionate requirement, the proposal is acceptable in noise terms.

Road Safety and Traffic Generation

The retention of the mast, equipment cabinet and fencing for a further 12-month period is not expected to have any adverse impact on road safety. Highways officers confirm that the installation would not create distraction for passing drivers and would not affect forward visibility on Mersey Crescent. Vehicular access for occasional servicing will continue to use the existing access point, and the level of activity associated with maintenance is minimal and does not give rise to any material traffic generation. Operatives attending the site will be required to comply with all relevant parking and traffic regulations.

Community safety and crime prevention.

The proposal relates to the retention of an existing telecommunications installation within a fenced compound. The equipment cabinets and associated infrastructure are contained within the secured perimeter, limiting opportunities for unauthorised access, vandalism or tampering. Given the nature of the development, its limited footprint and the containment of equipment within the compound, it is considered that the proposal would not give rise to an unacceptable risk to community safety or materially increase crime or fear of crime and is therefore acceptable in community safety and crime prevention terms.

Design for Health

Health considerations in respect of radiofrequency (RF) emissions are addressed through the requirement for telecommunications development to comply with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) public exposure guidelines. National planning policy (including the NPPF) advises that, where an application is accompanied by a declaration of conformity with the ICNIRP guidelines, local planning authorities should not seek to determine the health effects of the proposal or impose additional local "health safeguard" standards through the planning process. On this basis, and subject to the applicant's confirmation of ICNIRP compliance, it is considered that the development would not give rise to an unacceptable risk to human health.

Vehicular access and car parking

Vehicular access to the site will continue to be taken from the established access point on Mersey Crescent, and highways officers raise no concerns regarding its suitability. The development does not generate any need for on-site car parking, and only occasional maintenance visits are anticipated. These visits are expected to be low in frequency and can be accommodated within existing on-street arrangements, with operatives required to comply with all local parking and traffic regulations.

Effects relating to biodiversity, landscape, archaeological or built heritage

Landscape

Policy JP-G1 of the Places for Everyone Plan seeks to protect and enhance landscape character. The site lies within the 'Broad Urban Fringe Valleys' landscape character area of the River Mersey corridor, characterised by open valley-floor recreational land and a generally open, green setting. The 30m mast is a prominent engineered feature and causes localised visual harm in views across the playing fields and along public routes; however, it is an existing temporary installation within a small, fenced compound, and would not materially alter the underlying landscape fabric or function. Subject to a time-limited permission and a condition requiring removal of the mast and all associated equipment and reinstatement of the land at the end of the period, the proposal would not result in unacceptable landscape or visual harm and is acceptable in the context of Policy JP-G1.

Green Belt

The site lies within the Manchester Green Belt and is assessed against Core Strategy policy EN13, Places for Everyone policy JP-G9 and Section 13 of the NPPF. The retention of the temporary mast, cabinets and fencing constitutes development which, by definition, is harmful to the Green Belt and should only be supported where very special circumstances are demonstrated. The compound footprint is small but the 30m mast is a prominent vertical feature and results in localised harm to the visual aspect of openness; however, it would not materially affect the wider open space function of the playing fields or conflict with the strategic Green Belt purposes of checking sprawl or preventing neighbouring towns from merging. Significant weight is given to the public benefits of maintaining mobile coverage and supporting the Emergency Services Network (ESN), and the harm is limited by the time-bound nature of the proposal. Subject to a further 12-month temporary permission and a condition requiring removal of all equipment and reinstatement of the land at the end of the period (unless a permanent alternative is secured), it is considered that very special circumstances exist and the proposal is acceptable in Green Belt terms.

Green Infrastructure including open space, both public and private

The site forms part of Mersey Bank Playing Fields and the wider River Mersey corridor, which together provide important green infrastructure and open space value for informal recreation, sport, biodiversity and landscape character. The land also lies within the Manchester Green Belt, where national and local policy seek to safeguard openness and prevent inappropriate development. The proposal does not introduce new built development but seeks the continued retention of an existing temporary telecommunications installation within a small, fenced compound. The footprint of the compound is limited relative to the overall extent of the playing fields, and the installation is positioned so as to avoid the loss of sports pitches or key circulation routes; public access to the wider open space would therefore remain largely unaffected. In this regard, the Trans Pennine Trail National Office has advised that the trackway around the edge of the playing fields forms part of the Trans Pennine Trail and the Mersey Valley Way, and that these routes

should remain open and prioritised for users at all times, with any damage arising from works made good. As the proposal relates to the retention of an existing installation rather than new construction, no disruption to these routes is anticipated. As the proposal is time-limited, a condition requiring the removal of the mast and all associated equipment and the reinstatement of the land at the end of the temporary period would ensure there is no long-term erosion of open space function or Green Belt openness. On this basis and having regard to the wider Green Belt assessment set out elsewhere in this report, it is considered that the development would not result in an unacceptable impact on green infrastructure or open space and is acceptable in this regard.

Flood risk and drainage.

The application site lies within Flood Zone 2, where there is a medium probability of flooding from rivers. The proposal relates to the retention of an existing temporary telecommunications mast, equipment cabinets and associated fencing, and does not introduce any additional built development, ground raising or changes to site levels.

A Flood Risk Assessment has been submitted in support of the application. Manchester City Council Flood Risk Management have confirmed that no objections are raised, and the Environment Agency has advised that the proposal falls within the scope of Flood Risk Standing Advice, with no requirement for bespoke consultation or additional flood risk conditions.

The Flood Risk Assessment confirms that the development is designed to remain operational and safe during flood events, including through the raising of electrical equipment above predicted flood levels and the registration of the site operators to receive flood warnings for the duration of the consent. The scheme would not displace floodwater or increase flood risk elsewhere and would not affect flood flows along the River Mersey corridor.

Given the temporary nature of the proposal, the absence of increased vulnerability, and the implementation of appropriate mitigation measures secured by condition, it is considered that the development satisfies national and local planning policy relating to flood risk, including the National Planning Policy Framework and Places for Everyone policy JP-S4. The proposal is therefore acceptable in flood risk and drainage terms.

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 polices 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.

PLANNING BALANCE & CONCLUSION

The proposal involves development within the Green Belt and therefore causes harm by definition, including localised harm to the visual aspect of openness arising from the presence of the 30m mast and associated compound. This harm attracts substantial weight. Against this, significant weight is afforded to the public benefits of the proposal, including the continued provision of reliable mobile telecommunications coverage for EE and H3G and support for the Emergency Services Network, in accordance with national and local policy which strongly supports high-quality digital connectivity and advises that the need for such infrastructure should not be questioned. Importantly, the development is already in situ, relates to a further time-limited retention only, and the applicant has demonstrated that a permanent alternative is now secured, with the temporary installation required solely to facilitate an orderly transition. The harm to the Green Belt and visual amenity is limited by the small footprint of the compound, the absence of wider impacts on the function of the playing fields, and the imposition of a strict temporary permission requiring removal and full reinstatement of the land. When all material considerations are weighed together, it is considered that the identified public benefits clearly outweigh the limited and temporary harm to the Green Belt, and that very special circumstances exist to justify the development. Planning permission is therefore recommended to be granted subject to conditions.

RECOMMENDATION: APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. Temporary Permission

The permission hereby granted is for a limited period only, expiring 12 months post the date on the decision notice and;

a. The use comprising the development for which permission is hereby granted is required to be respectively removed and discontinued at the expiration of the period specified
b. The land reinstated to a condition as prior to development within one month of the compound being vacated

Reason - The development is of a temporary nature only and, by reason of its location within the Green Belt, would be unacceptable if retained permanently. A time-limited permission is therefore necessary to mitigate the temporary impacts of the development and to secure its removal and the reinstatement of the land, pursuant to Policies SP1, DM1 and EN13 of the Manchester Core Strategy, Policy JP-G9 of the Places for Everyone Joint Development Plan and Section 13 of the National Planning Policy Framework.

2. Specified plans

The development, as an existing installation and as extended by this temporary permission, shall accord with the following approved drawings and documents:

a. Drawing – Location Plan, Date received: 11 March 2026, Ref: 1664166_MAN560_39053_M004, Title: The Location Plan
b. Drawing – Existing and Proposed Plans, Date received: 11 March 2026, Ref: Pack X10, Title: Combined Plans

Reason - To ensure the development, as an existing installation and for the duration of the temporary permission, remains in accordance with the approved plans and drawings and is

properly controlled in the interests of good design, clarity and effective development management, pursuant to Policies DM1, SP1 and EN1 of the Manchester Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and Section 12 of the National Planning Policy Framework.

3. Flood Risk

a. The existing development, as extended by this temporary permission, shall operate in full accordance with the submitted Flood Risk Assessment (ref: December 2023 / NTQ39053 / CEP) and the following mitigation measures set out within it:
    i. The base of all electrical equipment associated with the development shall be maintained at a minimum level of 29.11 metres Above Ordnance Datum (AOD).
    ii. For the duration of the temporary permission, the operator of the site shall be registered to receive flood warnings from the Environment Agency.
    iii. Any blockages or obstructions identified by the site operator within the adjacent River Mersey shall be reported immediately to the Environment Agency via its incident hotline.
b. The mitigation measures set out above shall be implemented for the entire period of the temporary permission and shall be retained and maintained for as long as the development remains in situ.

Reasons: To reduce the risk of flooding to the existing development during the temporary period of permission, to ensure it remains operational and safe for its intended use, and to ensure that the proposal does not increase flood risk elsewhere, in accordance with Policies EN14 of the Manchester Core Strategy, Policy JP-S4 of the Places for Everyone Joint Development Plan and Section 14 of the National Planning Policy Framework.

4. Noise Verification

Within 6 weeks of the date of this decision, a Noise Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall:

- provide confirmation of the noise performance of the existing externally mounted plant and equipment;
- include testing to demonstrate that the installation achieves a rating level at least 5 dB (LAeq) below the typical background (LA90) level at the nearest noise-sensitive property; and
- identify any instances of non-conformity, together with the measures that will be implemented to secure full compliance before the continued operation of the installation.

Reason - To ensure that the operation of the existing plant and equipment does not give rise to unacceptable noise impacts or result in an increase in pre-existing background noise levels, and to protect the amenity of nearby residents, pursuant to Policies DM1 of the Manchester Core Strategy, DC26 of the saved Unitary Development Plan and Policy P4 of the Places for Everyone Joint Development Plan.

INFORMATIVE(S)

1. Highways Licensing

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

2. Traffic Management

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

3. Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission
-

For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Environmental Health

Corporate Property

MCC Flood Risk Management

Environment Agency

Highway Services

3 Riverbank Walk, Manchester, M20 2ZP

20 Mersey Crescent, Manchester, M20 2YJ

16 Mersey Crescent, Manchester, M20 2YJ

7 Riverbank Walk, Manchester, M20 2ZP

3 Riverbank Walk, Manchester, M20 2ZP

1 Riverbank Walk, Manchester, M20 2ZP

14 Waterford Avenue, Manchester, M20 2ZN

12 Waterford Avenue, Manchester, M20 2ZN

8 Waterford Avenue, Manchester, M20 2ZN

6 Waterford Avenue, Manchester, M20 2ZN

4 Waterford Avenue, Manchester, M20 2ZN

2 Waterford Avenue, Manchester, M20 2ZN

14 Mersey Crescent, Manchester, M20 2YJ

9 Riverbank Walk, Manchester, M20 2XY

31 Riverbank Walk, Manchester, M20 2XY

17 Riverbank Walk, Manchester, M20 2XY

11 Riverbank Walk, Manchester, M20 2XY

12A Mersey Crescent, Manchester, M20 2YJ

24 Mersey Crescent, Manchester, M20 2YJ

20 Elmbank Avenue, Manchester, M20 2XP

5 Riverbank Walk, Manchester, M20 2ZP

10 Waterford Avenue, Manchester, M20 2ZN

34 Mersey Crescent, Manchester, M20 2YJ

28 Mersey Crescent, Manchester, M20 2YJ

22 Mersey Crescent, Manchester, M20 2YJ

18 Mersey Crescent, Manchester, M20 2YJ

23 Riverbank Walk, Manchester, M20 2XY

24 Borrowdale Crescent, Manchester, M20 2XX

40 Mersey Crescent, Manchester, M20 2YJ

16 Waterford Avenue, Manchester, M20 2ZN

19 Elmbank Avenue, Manchester, M20 2XP

29 Riverbank Walk, Manchester, M20 2XY

27 Riverbank Walk, Manchester, M20 2XY

25 Riverbank Walk, Manchester, M20 2XY

21 Riverbank Walk, Manchester, M20 2XY

19 Riverbank Walk, Manchester, M20 2XY

22 Borrowdale Crescent, Manchester, M20 2XX

20 Southdene Avenue, Manchester, M20 2XW

19 Southdene Avenue, Manchester, M20 2XW

38 Mersey Crescent, Manchester, M20 2YJ

36 Mersey Crescent, Manchester, M20 2YJ

32 Mersey Crescent, Manchester, M20 2YJ

30 Mersey Crescent, Manchester, M20 2YJ

26 Mersey Crescent, Manchester, M20 2YJ

2 Waterford Avenue, West Didsbury, Manchester, M 20 2zn

25 Riverbank Walk, Manchester, M20 2XY

APPENDIX 2 – PLANNING CONSTRAINTS

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

Flood Zones Type 2 (low to medium risk) -

Green Belt Land - Greater Manchester Green Belt Local Plan 1984

Green Belt Land - Green Belt Area (LDF)

Area Team Boundary - Name: SOUTH AREA