MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

EE UK Ltd & Hutchison 3G UK Ltd
Sixth Floor
Thames Tower
Station Road
Reading
RG1 1LX

Agent (if used)

Mr Guy de Rose
WHP
1A Station Court
Station Road
Leeds
LS20 8EY

Part 1 – Particulars of the application/development

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

Location: Mersey Bank Playing Fields, Mersey Crescent, Manchester, M20 2YJ

Date of application: 11 March 2026

Application number: 145407/FO/2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

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.

Condition(s) attached to this decision

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 JPP1 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 JPS4 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:

o provide confirmation of the noise performance of the existing externally mounted plant and equipment;

o 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

o 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 preexisting 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.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

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

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

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

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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.

Date: 5 May 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.