

Planning

Delegated Officer Report

Summary of application details

Application reference:	145554/TEL/2026
Application type:	Prior approval Part 16 Class A: Electronic communications code operators
Proposal:	Prior Approval application for the installation of 1no. smart metering antenna on proposed 12m streetworks pole with ancillary equipment.
Site address:	Pavement At Sedgeborough Road Whalley Range Manchester M16 7FJ
Ward(s):	Whalley Range
Date application valid:	27 March 2026
Applicant name:	
Agent (if any):	Sam Wismayer
Case officer:	Joshua Lee
Recommendation:	Approve
Date of recommendation:	20 May 2026

Description of site, building and/or area

The proposal is related to a 2385mm wide stretch of pavement at the junction of Sedgeborough Road and Yarburgh Street.

The site is located within the Whalley Range ward of Manchester and sits within the Whalley Range Conservation Area.

Description of development

Prior Approval application for the installation of 1no. smart metering antenna on proposed 12m streetworks pole with ancillary equipment.

Relevant planning history

Consultation, notification and publicity responses

Consultations

Manchester City Council Highways Services

The City Council's Highways Service has been consulted on the proposal. They advise that any street furniture should retain a minimum effective footway width of 2.0 metres to ensure safe and convenient pedestrian movement. The submitted plans indicate a cabinet-to-kerb distance of approximately 1.7 metres, which falls below this ideal minimum. As such, Highways have raised concerns and advised that further amendments or additional details (such as a splayed arrangement) may be required to ensure an acceptable retained footway width.

Notifications and publicity

No representations received.

Negotiations

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

Following consultation, Highways Service initially advised that a retained footway width of 2.0 metres would be preferable. In response, the applicant submitted updated plans, a swept path assessment and supporting clarification outlining the site constraints and demonstrating that servicing and pedestrian movement could be satisfactorily accommodated with a retained footway width of approximately 1.8 metres at its narrowest point. Having reviewed the amended information, including the swept path drawings, and the specific context of the site, the Highways Service confirmed that a retained footway width of 1.8 metres is acceptable in principle for this proposal. No further amendments were therefore requested on highways grounds.

Relevant policies

The proposal is submitted under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (as amended), which permits certain electronic communications development subject to conditions and limitations. In this case, the electronic communications code operator is United Utilities, and the application seeks prior approval for the siting and appearance of the proposed installation. The local planning authority's assessment is therefore confined to these two considerations; issues such as the operational need for the development or health concerns are not material to this process.

In determining prior approval, regard must be had to the National Planning Policy Framework (NPPF), particularly paragraph 118 which supports high-quality communications infrastructure

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

- [National Planning Policy Framework \(NPPF\)-](#)
 - o Section 2 - Achieving sustainable development
 - o Section 4 - Decision-making

- o Section 6 - Building a strong, competitive economy
- o Section 7 - Ensuring the vitality of town centres
- o Section 10. Supporting high quality communications infrastructure
- o Section 11 - Making effective use of land
- o Section 12 - Achieving well-designed places
- [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#)
- o Schedule 2
- § Part 16 – Communications
- Class A - electronic communications code operators
- [Inclusive mobility: making transport accessible for passengers and pedestrians](#)

Assessment

A.2 – Conditions	Comments
1. Class A(a) and A(c) development is permitted subject to the condition that— a. ~~the siting and appearance of any—~~ i.m ii.e iii.a iv.f v.d ~~ast;~~ ~~ectronic communications apparatus installed, altered or replaced on a mast;~~ ~~tenna or supporting apparatus;~~ ~~dio equipment housing; or~~ ~~velopment ancillary to radio equipment housing, constructed, installed, altered or replaced on a building (other than a building which is a mast) are such that the effect of the development on the external appearance of that building is minimised, so far as practicable;]~~ b. ~~the siting and appearance of any—~~ i.m ii.e iii.a iv.f v.d ~~ast;~~ ~~ectronic communications apparatus installed, altered or replaced on a mast;~~ ~~tenna or supporting apparatus;~~ ~~dio equipment housing; or~~ ~~velopment ancillary to radio equipment housing,~~	The proposal sits in the Whalley Range Conservation Area however it would sit alongside existing infrastructure on a back street to the main Withington Road is acceptable and likely preferable to a more prominent position within the area and the visual impact of the development on the

~~which has been constructed, installed, altered or replaced in a manner which does not require prior approval under paragraph A.2(3) are such that the visual impact of the development on the surrounding area is minimised, so far as practicable;~~ c. the siting and appearance of any development which is visible from a site which is—		site is minimised so far as practicable.
~~title 2(3) land;~~	i.ar	
~~scheduled monument or a listed building;~~	ii.a	The proposal sits on
~~e-curtilage of a schedule monument or a listed building;~~	iii.th	adopted pavement
~~World Heritage Site;~~	iv.a	and would retain
~~site designated by the Secretary of State under section 1 of the Protection of Wrecks Act 1973; or~~	v.a	1800mm of usable
~~nd registered by Historic England in a register described in section 8C of the Historic Buildings and Ancient Monuments Act 1953;~~	vi.la	footpath post developme
are such that the visual impact of the development on the site is minimised so far as practicable, taking into account the nature and purposes of the site;		nt which given the context of the site on a back street
d. the siting of any development is such that it—	i.d	would not prevent pedestrians
oes not prevent pedestrians from passing along a footway;	ii.d	from passing along the
oes not prevent access to premises adjoining a footway; and	iii.is	footway, does not prevent access to premises adjoining a footway and is determined having regard to the needs of disabled people; and the guidance document "Inclusive Mobility" issued by the Department for
determined having regard to— a. the needs of disabled people; and b. the guidance document "Inclusive Mobility" issued by the Department for Transport in December 2021.		

		Transport in December 2021.
2.	Class A development is permitted subject to the condition that— a. any electronic communications apparatus provided in accordance with that permission is removed from the land or building on which it is situated— i.if such development was carried out in an emergency, at the expiry of the relevant period; or ii.in any other case, as soon as reasonably practicable after it is no longer required for electronic communications purposes; and b. 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.	Conditione d.
3.	Subject to sub-paragraph (5), Class A development – a. on article 2(3) land, excluding development specified in sub-paragraph (4); b. ~~on land which is, or is within, a site of special scientific interest;—~~ c. ~~on unprotected land where that development consists of—~~ i.th ~~e installation of a mast, other than the installation of a mast on a building where the height of the mast (including any antenna and supporting apparatus) does not exceed the height of the highest part of the building by more than 6 metres;—~~ ii.th ~~e alteration or replacement of a mast, other than on a building, which, when completed—~~ a.— ~~is taller than the mast which existed prior to such alteration or replacement; and~~ b.— ~~exceeds a height of 25 metres above ground level excluding any antenna;—~~ iii.th ~~e alteration or replacement of a mast other than on a building, which—~~ a.— ~~is less than one metre wide where the mast would, when altered or replaced, exceed the original width of the mast by two thirds; or~~ b.— ~~is one metre wide or wider where the mast would, when altered or replaced, exceed the original width of the mast by more than one half or 2 metres, whichever is the greater; or~~ iv.th ~~e construction, installation, alteration or replacement of radio equipment housing, where the volume of any single development, other than a single development within a permitted compound, exceeds 2.5 cubic metres;—~~ d. ~~on a highway where that development consists of—~~	Class A developme nt Article2(3) where that developme nt consists of the installation of a mast requires Prior Approval.

i.th ~~e alteration or replacement of a mast, other than on a building, which, when completed—~~ ~~a. is taller than the mast which existed prior to such alteration or replacement; and~~ ~~b. exceeds a height of 20 metres above ground level excluding any antenna;~~ ii.th ~~e alteration or replacement of a mast which—~~ ~~a. is less than one metre wide where the mast would, when altered or replaced, exceed the original width of the mast by two thirds; or~~ ~~b. is one metre wide or wider where the mast would, when altered or replaced, exceed the original width of the mast by more than one half or 2 metres, whichever is the greater; or~~ ~~e. which consists of the installation, alteration or replacement of a mast on a defence safeguarding area.~~ is permitted subject, except in case of emergency (in which case only paragraph A.3(12) applies), to the conditions set out in paragraph A.3 (prior approval).	
4. — Development is specified for the purposes of sub-paragraph (3)(a), if it consists of— a. — the installation, alteration or replacement of a small cell system on a building which is not a dwellinghouse or within the curtilage of a dwellinghouse;— b. — development which is within the limitations specified in paragraph A.1(2)(f), A.1(5) or A.1(6)– c. — the construction, installation, alteration or replacement of radio equipment housing— i.w ~~within a permitted compound; or~~ ii.in ~~any other location, where the volume of any single development does not exceed 2.5 cubic metres;–~~ d. — the alteration or replacement of a mast, other than on a building, which, when completed, is no taller (excluding any antenna) than the taller of— i.th ~~e height of the mast prior to such alteration or replacement; or~~ ii.2 ~~0 metres above ground level; or~~ e. — the alteration or replacement of a mast, other than on a building, which— i.is ~~less than one metre wide where the mast would, when altered or replaced, not exceed the original width of the mast by two thirds; or~~ ii.is ~~one metre wide or wider where the mast would, when altered or replaced, not exceed the original width of the mast by more than one half or 2 metres, whichever is the greater].–~~	The proposal is not development listed within Section 4 which would exclude it from Section 3a and Prior approval.

5. ~~The conditions set out in paragraph A.3 (prior approval) do not apply in relation to Class A development on any article 2(3) land which consists of the construction, installation, alteration or replacement of a telegraph pole, cabinet or line, in connection with the provision of fixed-line broadband~~	On Article 2(3) land but not in connection with the provision of fixed-line broadband
6. ~~Except in case of emergency, Class A development which consists of the installation, alteration or replacement of a mast on a civil safeguarding area or a defence safeguarding area is permitted subject (in addition to any other condition imposed by this paragraph) to the conditions that—~~ ~~a. the developer notifies in writing—~~ ~~i.th~~ ~~e Civil Aviation Authority, in respect of development on a civil safeguarding area;~~ ~~ii.th~~ ~~e Secretary of State for Defence, in respect of development on a defence safeguarding area;~~ ~~iii.th~~ ~~e operator of the civil safeguarding area (if the operator is not the Civil Aviation Authority) or defence safeguarding area (if the operator is not the Secretary of State for Defence); and~~ ~~b. the development does not begin until the end of 28 days after the day the last notification required by paragraph (a) is given.~~	Not within civil safeguarding area or a defence safeguarding area.
7. ~~In case of emergency, Class A development which consists of the installation, alteration or replacement of a mast on a civil safeguarding area or a defence safeguarding area is permitted subject to the condition that the developer notifies the person mentioned in subparagraph (5A)(a)(i) to (iii) (as appropriate) as soon as practicable after the emergency begins~~	Not within civil safeguarding area or a defence safeguarding area.
8. ~~In this paragraph—~~ ~~“fixed-line broadband” means a service or connection (commonly referred to as being ‘always on’), via a fixed line network, providing a bandwidth greater than narrowband (and for these purposes, “narrowband” means a service or connection providing data speeds up to 128 k bit/s); and~~ ~~“relevant period” means a period which expires when the need for any electronic communications apparatus, structure or use permitted by Class A ceases or, if sooner, 18 months from the commencement of the construction, installation, alteration or replacement of apparatus or structures permitted by Class A(a) or Class A(c), or the commencement of the use permitted by Class A(b), as the case may be.~~	Not applicable

Prior Approval

A.3 – Prior Approval	Comments
1. Before making the application required by sub-paragraph (4), the developer must give notice of the proposed development to— a. any person (other than the developer) who is an owner of the land to which the development relates, or b. a tenant of an agricultural holding any part of which is comprised in the land to which the application relates.	The applicant has provided confirmation that they have notified the landowner (Manchester City Council)
2. Notice must be given by or on behalf of the developer as follows— a. by serving a signed and dated notice on every person described in sub-paragraph (1) whose name and address is known to the developer, stating— - i.the name of the developer; - ii.the address or location of the proposed development; - iii.a description of the proposed development (including its siting and appearance which includes the height of any mast); - iv.a statement that the developer will apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development; - v.the name and address of the local planning authority to whom the application will be made; - vi.a statement that the application is available for public inspection at the offices of the local planning authority during usual office hours; - vii.a statement that any person who wishes to make representations about the siting and appearance of the proposed development may do so in writing to the local planning authority; - viii.the date by which any such representations should be received by the local planning authority, being a date not less than 14 days from the date of the notice; and - ix.the address to which such representations should be made; or b. if the developer has been unable to ascertain the names and addresses of every such person after taking reasonable steps, by local advertisement.	The applicant has provided confirmation that they have notified the landowner (Manchester City Council)
4. Before beginning the development described in paragraph A.2(3), the developer must apply to the local planning authority for a	The proposed infrastructure is a 12-metre-

determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development.

high Monopole, together with 1No. Omni Antenna (at 13.45 metres) and ancillary equipment including GPS Module, 1No. Collinear Antenna fixed at 4.19m and 1No. Cabinet.

Siting

The proposed pole is 12m high monopole. The proposed mast is sited on a stretch of pavement (as noted above) adjacent a green space featuring existing street furniture along the street. It's important to note that proposal sits in the Whalley Range Conservation Area however it's sitting alongside existing infrastructure on a back street to the main Withington Road is acceptable and likely preferable to a more prominent

	position within the area. Appearance There is an existing presence of existing street furniture in the area, including a comparably sized lighting column. The appearance of the mast would not be significantly different that the existing lighting poles in the area and is therefore acceptable.
1) The application must be accompanied by— a. written description of the proposed development and a plan indicating its proposed location together with any fee required to be paid; b. the developer's contact address, and the developer's email address if the developer is content to receive communications electronically; c. evidence that the requirements of sub-paragraph (1) have been satisfied where applicable; and d. ~~where the condition in paragraph A.2(5A) applies, evidence that the Civil Aviation Authority, the Secretary of State for Defence or the operator of the civil safeguarding area or defence safeguarding area, as the case may be, has been notified of the proposal.~~	Documents received 27/03/2025
6. Subject to sub-paragraphs (8)(b)(ii) and (c), upon receipt of the application in accordance with sub-paragraph (5), the local planning authority must— a. for development which, in their opinion, falls within a category set out in the Table in Schedule 4 to the Procedure Order (consultations before the grant of permission), consult the authority or person mentioned in relation to that category, except where— i. the local planning authority are the authority so mentioned; or i. the authority or person so mentioned has advised the local planning authority that they do not wish to be	MCC Highways consulted 02/04/2026, expiring 25/04/2026 No airport or aerodrome within 3km.

consulted, and must give the consultees at least 14 days within which to comment; ~~ab. for development which is subject to the condition in paragraph A.2(5A), consult—~~	
~~the Civil Aviation Authority, in respect of development on a civil safeguarding area;~~	Neighbour Notifications sent 02/04/2026, expiring 25/04/2026.
~~the Secretary of State for Defence, in respect of development on a defence safeguarding area;~~	Site notice posted 16/04/2026, expiring 08/05/2026
~~v. the operator of the civil safeguarding area (if the operator is not the Civil Aviation Authority) or defence safeguarding area (if the operator is not the Secretary of State for Defence);]~~	
~~b. in the case of development which does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated, or which would affect a right of way to which Part 3 of the Wildlife and Countryside Act 1981 (public rights of way) applies, must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order (notice of applications for planning permission)—~~	Manchester Evening News advertisement published 14/04/2026, expiring 06/05/2026
~~i. by site display in at least one place on or near the land to which the application relates, for not less than 21 days, and~~	
~~i. by local advertisement;~~	
~~c. in the case of development which does not fall within paragraph (b) but which involves development carried out on a site having an area of 1 hectare or more, must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order by local advertisement and either—~~	
~~i. by site display in at least one place on or near the land to which the application relates, for not less than 21 days, or~~	
~~i. by serving notice on any adjoining owner or occupier;~~	
~~d. in the case of development which does not fall within paragraph (b) or (c), must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order—~~	
~~i. by site display in at least one place on or near the land to which the application relates for not less than 21 days, or~~	
~~i. by serving notice on any adjoining owner or occupier.~~	

7. When determining the application made under sub-paragraph (4), the local planning authority must— a. take into account any representations made to them as a result of consultations or notices given under paragraph A.3; and b. not grant prior approval contrary to the advice of any person consulted in accordance with sub-paragraph (6)(ab)	Based on this particular application, the retained footway width of 1.8m is deemed acceptable in principle and Highways have no further issues. No further representations have been made.
8. The development must not begin before the occurrence of one of the following— a. the receipt by the applicant from the local planning authority of a written notice of their determination that prior approval is not required; b. where the local planning authority gives the applicant written notice that prior approval is required— i. the giving of that approval to the applicant, in writing, within a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5); i. the expiry of a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5) without the local planning authority notifying the applicant, in writing, that such approval is given or refused; or c. the expiry of a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5) without the local planning authority notifying the applicant, in writing, of their determination as to whether such prior approval is required.	Decision made in time
9. The development must, except to the extent that the local planning authority otherwise agree in writing, be carried out— a. where prior approval has been given as mentioned in sub-paragraph (8)(b)(i), in accordance with the details approved; b. in any other case, in accordance with the details submitted with the application.	Conditioned

10. The agreement in writing referred to in sub-paragraph (9) requires no special form of writing, and, where that agreement is in place, there is no requirement on the developer to submit a new application for prior approval in the case of minor amendments to the details submitted with the application for prior approval.	Not required
11. The development must begin— a. where prior approval has been given as mentioned in sub-paragraph (8)(b)(i), not later than the expiration of 5 years beginning with the date on which the approval was given; b. in any other case, not later than the expiration of 5 years beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5).	Conditioned.
12. ~~In the case of emergency, development is permitted by Class A subject to the condition that the operator must give written notice of such development as soon as possible after the emergency begins, to—~~ a. ~~the local planning authority; and~~ b. ~~in the case of development carried out on land which is, or is within, a site of special scientific interest, to Natural England.~~	Not applicable
13. When computing the number of days in sub-paragraphs (6)(b)(i), (6)(c)(i) and (6)(d)(i), any day which is a public holiday must be disregarded.	Not applicable

Conclusion

Overall, the proposed development is considered acceptable having regard to the limited scope of assessment under the relevant permitted development legislation, which is confined to siting and appearance. The installation would be appropriately located within the street scene, appearing consistent with existing street furniture, and would preserve a sufficient footway width to ensure safe and convenient pedestrian movement. No objections have been raised by consultees or local residents following amendments, and the development would not result in harm to the character or appearance of the Whalley Range Conservation Area. As such, prior approval is recommended, subject to the conditions set out below.

Recommendation: Approve

Conditions attached to this 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 Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Drawing - Location Plan 27 Mar 2026 325807 00-004-ML001 THE LOCATION PLAN
- b. Drawing – Site Plan 23 Apr 2026 325807-01-100-MD004 PROPOSED
- c. Drawing - Proposed 15 Apr 2026 A101 ELEVATION
- d. Drawing – Proposed 23 Apr 2025 325807-01-183-MD004 VISIBILITY SPLAY
- e. Supporting Information 27 Mar 2026 STATEMENT OF SUPPORT

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies SP1 and DM1 of the Core Strategy.

- 3) (a) 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

(b) 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 Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).