MANCHESTER CITY COUNCIL

Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Prior approval Part 16 Class A: Electronic communications code operators

Part 1 – Particulars of the application

Proposal:

Prior approval for installation of a new 20m telecommunications pole, with 6no antennas, equipment housing and other ancillary development.

Location:

275 Upper Brook Street Manchester M13 0HR

Application reference:

NOT-2026-000549

Applicant:

JET Infrastructure

Date of application:

01 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that prior approval is required and has been **granted** for the details of the application referred to in Part 1 for the following reason(s):

Condition(s) 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 received by Manchester City Council as the Local Planning Authority:

Plans

• 100 Drawing Revision A [Location Plan]

Received 01/06/2026

• 201 Drawing Revision B

• 301 Drawing Revision B

All received 22/06/2026

Documents

• SITE SPECIFIC SUPPLEMENTARY INFORMATION ref: JET 159

• ICNIRP Declaration ref: JET 159 Upper Brook Street

All received 01/06/2026

Correspondence

• RE: Fixings and Cables received 23/06/2026.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Schedule 2, Part 16, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as well as the Places for Everyone policies JP-Strat2, JP-C5 and JP-P1; Core Strategy policies SP1, CC5, T1, EN1 and DM1; Saved UDP Policies DC17, DC22 and DC26; as well as Sections 9, 10 and 12 of the NPPF

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).

4) The telecommunications mast and all antennae shall be painted in an RAL9005 jet black colour in accordance with 201 Drawing Revision B and the 301 Drawing Revision B received 22/06/2026 hereby approved. All fixings and cables shall also be in black (either using black material or painted) in accordance with correspondence received 23/06/2026 RE: Fixings and Cables.

Reason: To ensure that the visual impact of the infrastructure is minimised. Pursuant to Schedule 2, Part 16, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as well as Places for Everyone policies JP-Strat2, JP-C5 and JP-P1; Core Strategy policies SP1, EN1 and DM1; Saved UDP Policy DC17; and Sections 10 and 12 of the NPPF.

Informatives

Street Lighting

The applicant should liaise with MCCs Street Lighting Team regarding the existing street lighting column at streetlighting@manchester.gov.uk.

Structures

If any excavation or construction work is planned adjacent to the highway, structural drawings and calculations for both temporary and permanent support systems must be submitted to MCC Bridges/Structures Section for review (subject to a fee). Applicants should contact highways.structures@manchester.gov.uk for further guidance.

Highways Licensing

Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via email at highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

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: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Date: 20 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA