MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application to determine if prior approval is required for a proposed: Development by or on behalf of an electronic communications code operator for the purpose of the operator's Electronic Communications Network in, on, over or under land controlled by that operator or in accordance with the electronic communications code

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 16, Class A

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Grass verge on Water Street

Address Line 1

Water Street

Address Line 2

Address Line 3

Greater Manchester

Town/city

Manchester

Postcode

M3 4JW

Description of site location must be completed if postcode is not known:

Easting (x)

382780

Northing (y)

397748

Description

Applicant Details

Name/Company

Title

First name

Surname

Cornerstone

Company Name

Cornerstone

Address

Address line 1

Hive 2

Address line 2

1530 Arlington Business Park

Address line 3

Town/City

Theale, Berkshire

County

Country

Postcode

RG7 4SA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Sean

Surname

McHenry

Company Name

Causeway Telecoms Planning

Address

Address line 1

18 Clare Court

Address line 2

Address line 3

Town/City

Ballycastle

County

Country

GB

Postcode

BT54 6GY

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Electronic communications apparatus

Please specify the type of apparatus to be installed or altered (e.g. call box, mast)

20m High, Orion Slimline Streetworks Monopole hosting 6 no. antennas, 3 no. ERS, and 2 no. 300mm Dishes, equipment housing and ancillary development.

Please provide further details of the apparatus (e.g. height, size, colour etc)

Light Grey Pole and Fir green Cabinets

Are you replacing an existing installation?

◯ Yes
⊘ No

Additional information

Are you submitting a declaration confirming that the apparatus is in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP)? The emissions from all mobile phone network operators' equipment on the site must be taken into account when determining compliance.

⊘ Yes
◯ No

Are you also providing a completed Supplementary Information Template (as set out in Appendix D of the Code of Best Practice on Mobile Phone Network Development in England)?

⊘ Yes
◯ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

⊘ Yes
◯ No

If Yes, please provide details

Deansgate ward councillors:

- Cllr Joan Davies
cllr.joan.davies@manchester.gov.uk
- Cllr Anthony McCaul
cllr.anthony.mccaul@manchester.gov.uk
- Cllr Marcus Johns
cllr.marcus.johns@manchester.gov.uk

Local MP:
Lucy Powell MP
House of Commons
London
SW1A 0AA
lucy.powell.mp@parliament.uk
e

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

16/06/2026

Details of the pre-application advice received

"Further to your consultation letter in respect of the above. The proposed location is problematic in terms of this being something that we can support the principle of for the reasons set out below.

There are ongoing and emerging regeneration plans within the Water Street area, including a planned programme of large high-quality green space that would overlap with the proposed site for the installation, this is detailed in the emerging 2026 Water Street Strategic Regeneration Framework with its focus on a landscape-led strategy, centred around a major new public park along the River Medlock.

Given the above context it is considered that the proposed installation's scale and siting would not be consistent with the objectives of the SRF and would adversely impact on the design quality aspirations for the area.

In addition the site is located within Castlefield Conservation Area and it is considered that it would adversely impact on the conservation areas character.

For these reasons, we would not support this proposal as presented but we are happy to discuss alternative sites and continue to provide pre-application advice.

I look forward to discussing this further with you."

Declaration

I/We hereby apply for Prior Approval: Development for electronic communications network as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Sean McHenry

Date

30/07/2026