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 the siting of a 20m high telecommunications mast, associated antennas, cabinets and ancillary development for a period of 3 years.

Location:

Footpath on South Side of Butler Street / Woodward Street Junction, North of 126 Butler Street Manchester M4 7JJ

Application reference:

NOT-2026-000886

Applicant:

Cornerstone

Date of application:

02 July 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 shall, except to the extent that the Local Planning Authority otherwise agrees in writing, be carried out in accordance with the following approved plans and documents received on 2 July 2026:

   a. Application Form;

   b. CS30988000_VF59378_VMO2_NA_GA_Rev_A Plan 100 (Location Plan);

   c. CS30988000_VF59378_VMO2_NA_GA_Rev_A Plans (Existing and Proposed Site Plans and Elevations);

   d. GPDO Site Specific Supplementary Information (England) V.9;

e. GPDO Application Letter (England) V.8;

f. ICNIRP Declaration with Clarification Letter V.6.

Reason - To ensure the development is carried out in accordance with the details approved pursuant to Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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).

Informatives

Street Lighting

Please note that the positioning of the equipment is within close proximity to a street lighting column. It is recommended that the applicant liaises with MCCs Street Lighting Team regarding the existing street lighting column.

Highways 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

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

Highways Network 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

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: 27 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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