MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	NOT-2026-000549
Application type:	Prior notification: Development by telecoms operators
Proposal:	Prior approval for installation of a new 20m telecommunications pole, with 6no antennas, equipment housing and other ancillary development.
Site address:	275 Upper Brook Street Manchester M13 0HR
Ward(s):	Ardwick
Date application valid:	01 June 2026
Applicant name:	JET Infrastructure
Agent (if any):	Mr Sean McHenry
Case officer:	Sam Elliott
Recommendation:	Approved
Date of recommendation:	15/07/2026

Description of site, building and/or area

The application relates to a section of footway on the southwest side of Upper Brook Street. It immediately fronts onto a section of grass verge in the foreground of a 2-3 storey warehouse with a large chimney, which is substantially setback from the footway. Building heights within the surrounding area range from 1-7 storeys, and the area is mixed in character.

Description of development

The development consists of a 19.75m street pole with 6no antenna. Amended plans received 22/06/2026 have confirmed that the pole and antenna would be in a RAL9005 jet black colour. The applicant has also confirmed in correspondence dated 23/06/2026 that all fixings and cables would be in a matching black, either utilising black-coloured materials or painted as such.

In submitting applications for prior approval under the General Permitted Development Order, Paragraph 122 of the NPPF states that applications for electronic communications development should be supported by the necessary evidence to justify the proposed development. For a new mast, this should include evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure.

In accordance with the above, the applicant has set out that the stated that they have utilised the Local Planning Authority's mast register to check for suitable sites. The applicant has also provided a sequential test for sites within the 'Site Specific Supplementary Information' document, discounting 10 no. alternative sites due to impacts on visual amenity, pedestrian

obstruction, impacts on heritage assets, ICNIRP challenges, underground services and/or the unsuitability of rooftop sites.

Also in accordance with Paragraph 122 of the NPPF, a statement has been submitted that self-certifies that International Commission guidelines will be met.

Relevant planning history

No relevant planning history.

Consultation, notification and publicity responses

Consultations

Local Highways Authority
No objection:

- The proposal retains an unobstructed clearance of 2m to edge of the carriageway, would not case a distraction to passing vehicles or give rise to forward visibility issues.
- Operatives undertaking maintenance will be need to consider surrounding parking restrictions.
- The positioning of the equipment is within close proximity to a street lighting column and the applicant should liaise with MCCs Street Lighting Team.
- 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.
- The applicant is required to discuss requirements for licensing, hoarding, scaffolding, and skips with highwaylicences@manchester.gov.uk
- The applicant is required to discuss requirements for temporary pedestrian and traffic management with highwaynetworkmanagement@manchester.gov.uk

Environmental Health
No objection, subject to condition:

- Condition requested to control noise, with verification report.

Notifications and publicity

Neighbour notification letters were sent to surrounding properties and advertised via site notice as being of public interest. At the time of writing this report, no representations have been received because of this publicity.

Relevant policies

The principle of development is established by the GPDO and the provisions of Schedule 2, Part 16, Class A of the GPDO do not require regard be had to the development plan. Notwithstanding this, the following policies are considered in so far as they are a material consideration relevant to matters of siting and appearance:

Places for Everyone

- JP-Strat2 – City Centre
- JP-C5 – Streets for All
- JP-P1 – Sustainable Places

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- CC5 – Transport
- T1 – Sustainable Transport
- EN1 – Design Principles and Strategic Character Areas
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester (Saved Policies)

- DC17 – Telecommunications
- DC22 – Footpath Protection
- DC26 – Development and Noise

NPPF

- Section 9 (Promoting Sustainable Transport)
- Section 10 (Promoting High Quality Communications)
- Section 12 (Achieving Well Designed Places)

Draft National Planning Policy Framework (NPPF) (2025)

- The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

  Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Oxford Road Corridor Strategic Spatial Framework (March 2018).

- Health Innovation and Well-being, including Commercialisation of Health Research and Invocation

GPDO

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 16 confers 'permitted development rights' for certain types of telecommunications development. These permitted development rights remove the need to submit a full planning application but may rather require a 'prior approval' application to be made.

This includes:

> *(a) the installation, alteration or replacement of any electronic communications apparatus,*

The proposed mast and associated consolidated cabinets constitute Class A(a) development.

A.1 Development not permitted

Section A.1 (*ground-based apparatus*), does not permit the erection of ground-based telecommunications mast apparatuses which exceed a height of 30m above ground level on unprotected land.

The proposed mast is 19.75m in height and therefore compliant with Section A.1, subject to the conditions outlined in Section A.2. The associated cabinets are also compliant under Section A.1, subject to the conditions in Section A.2.

A.2 Conditions

Schedule 2, Part 16, A.2(3) sets out the conditions for permitted development and where permitted development may require prior approval. Class A development on unprotected land where that development consists of the installation of a mast, or the construction of radio equipment housing where the volume exceeds 2.5 cubic metres, is permitted subject to the conditions set out in Section A.3 (prior approval).

The proposal consists of a mast on unprotected land, and therefore prior approval is required for this element. However, the proposed cabinets would not exceed 2.5 cubic metres, and prior approval is not required for this aspect of the scheme. The prior approval assessment in the sections below therefore solely relates to the proposed mast.

Notwithstanding this, the conditions outlined in Section A.2 for Class A(a) development specify that radio equipment housing is permitted subject to:

> (b) the siting and appearance of any
>
> > (iv) radio equipment housing
>
> is such that the visual impact of the development on the surrounding area *is minimised, so far as practicable.*

It is considered that the consolidation of the cabinets would reduce potential street clutter, and the black colouration would match the associated mast for a coherent and visually recessive appearance. While outside of the scope of this prior approval application (as outlined above), the Council views that the visual impact of the cabinets on the surrounding area has been minimised so far as practicable.

Moreover, the conditions outlined in Section A.2 for Class A(a) development specify that masts and radio equipment housing are permitted subject to:

> (d) the siting of any development is such that it—
>
> > (i) does not prevent pedestrians from passing along a footway;
> > (ii) does not prevent access to premises adjoining a footway; and
> > (iii) is determined having regard to—
> > > (aa) the needs of disabled people; and
> > > (bb) the guidance document “Inclusive Mobility” issued by the Department for Transport in December 2021

As discussed in the sections below, the development would retain a minimum footway width of 2160mm and is acceptable in these respects.

As such, the Class A(a) elements of the proposal described above are considered permitted development. The mast is however permitted *subject to the conditions set out in Section A.3*.

A.3 Prior Approval

As per the provisions of Section A.3, (4), the provisions of the GPDO require the local planning authority to assess the proposed development solely on the basis of its siting and appearance. These matters are discussed below.

The Local Planning Authority has 56 days in which to let the applicant know of its decision on whether prior approval is required for siting and appearance and to let the operator know of its decision to allow or refuse approval.

Assessment

Principle of Development

Given background Government planning guidance, a principal theme running the through the National Planning Policy Framework is the commitment to ensuring sustainable economic growth. This includes the advancement of infrastructure and the use of smarter technologies. Paragraph 118 at Section 10 of the NPPF states that “Advanced, high-quality communications infrastructure is essential for sustainable economic growth and social well-being”.

As per Section A.3, (4), the provisions of the GPDO require the local planning authority to assess the proposed development solely on the basis of its siting and appearance, as the acceptability of the principle of the development is already established. Saved policy DC17.1 of the UDP similarly looks to support telecommunication development, subject to minimising any impact upon siting and appearance.

In consideration of the siting and appearance of the proposed mast, it is viewed that the mast would have an acceptable visual impact given the relative building heights and presence of the more dominant vertical chimney. The proposal would not by virtue of its siting unacceptably impact use of the footway, result in highways safety issues nor result in any unacceptable amenity concerns subject to condition.

Coupled with the public benefits of an enhanced communications network for users in this location, particularly as they support the ongoing development of the Oxford Road Corridor with a Health Innovation and Well-being district, the development is considered acceptable.

Issues

Siting and Appearance – Visual Impact

The proposed telecoms pole would be comprised of a 19.75m pole, with a concentration of antenna towards the apex. The infrastructure would have a distinctly functional appearance, particularly when seen with the associated cabinetry (which does not form part of this assessment).

However, the pole would be seen within the context of street lighting, as well as multi-storey buildings associated with the MRI estate, a car park, and student accommodation. It is noted that the mast has been positioned adjacent to the tall chimney stack of the warehouse between North Road and Upper Brook Street. The area is mixed, and is not a predominantly low-rise, low-density residential area.

The applicant has submitted amended drawings which specify that the mast and all antennae would be painted an RAL9005 jet black for a more intentional and less functional finish. As per correspondence received 23/06/2026 RE: Fixings and Cables, fixings and cables would also be in black (either using black material or painted).

In considering the character of the area, the positioning of the proposed mast and the modifications made to its design, it is considered that the siting and appearance of the scheme would be acceptable. The proposed installation would be in line with 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, in this regard

Siting – Highways

The proposed mast would be sited on the edge of the footway and leave an approximate 2490mm of the footway clear. It is noted that the associated cabinets, while not forming part of this prior approval assessment, would also leave a 2190mm footway width.

The Local Highways Authority has reviewed the application and raise no objection to the scheme, viewing that equipment positioning is sufficient, and the proposals would not cause a distraction to passing vehicles and would not give rise to forward visibility issues.

As such, the proposed siting is considered acceptable with respect to PfE Policies JP-C5 and JP-P1, Core Strategy Policies SP1, CC5, T1 and DM1 and saved UDP Policy DC22; as well as Section 9 of the NPPF, as they relate to the impact on public footways.

Noise

MCC Environmental Health were consulted on the application and have no objection subject to a condition controlling noise have no objection to the scheme.

However, this does not relate to matters of siting and appearance, and a condition would not be appropriate in this circumstance.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country

Planning Acts.

Conclusion

The proposed development would be in line with 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, as they relate to the siting and appearance of telecommunications infrastructure.

Recommendation: **Approve**

Conditions attached to this decision

1) Time – Telecoms

   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) Approved Plans and Documents

   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) Removal

(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.

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, in this regard

Informatives

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

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.

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