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 installation of a 20m high telecommunications monopole together with 6 no. antennas, 3 no. ERS units, 2 no. 300mm diameter dishes, equipment housing and associated ancillary development

Location:

Pavement to the north of the Petrol Filling Station Grange Lane Manchester M20 6RW

Application reference:

NOT-2026-001050

Applicant:

Jet Infrastructure Ltd

Date of application:

16 July 2026

Part 2 – Particulars of decision

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

1) The proposed development, by reason of its siting on a constrained section of footway within Didsbury District Centre, would reduce the unobstructed pedestrian route to approximately 1.28 metres over a distance of around 5 metres adjacent to commercial premises, public transport facilities, a pedestrian crossing and a principal pedestrian route. Whilst the proposal would not physically prevent passage along the footway or access to adjoining premises, it would introduce a significant pinch point in a location characterised by high levels of pedestrian activity and regular opposing pedestrian movements. As a result, the development would materially constrain pedestrian movement and accessibility, particularly for wheelchair users, mobility scooter users, people using walking aids, people with visual impairments and those with pushchairs.

   The Council is not satisfied that the proposed siting has been determined with sufficient regard to the needs of disabled people or to the guidance contained within the Department for Transport's Inclusive Mobility document, as required by paragraph A.2(1)(d)(iii) of Part 16, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal therefore fails to demonstrate compliance with the siting requirements of Part 16, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2) The proposed 20 metre telecommunications monopole, together with its associated antennas, dishes, equipment cabinets and ancillary apparatus, would occupy a highly prominent position at a principal gateway into Didsbury District Centre. By reason of its height, scale and siting, and when viewed in combination with the associated ground-based equipment, the development would form a conspicuous addition to the street scene. The Council acknowledges the operational requirements of the telecommunications network and the measures incorporated into the proposal to reduce visual impacts. However, having regard to the site's prominence and visibility within the surrounding townscape, it has not been demonstrated that the visual impact of the development on the surrounding area has been minimised so far as practicable. The proposal therefore fails to demonstrate compliance with the appearance requirements of Part 16, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date: 07 September 2026

Signed: 

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

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.
2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
   - 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
   - 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

   The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet. Alternatively, if you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.
3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.