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:

Installation of 20.0M Monopole Supporting 6No. Antennas And 2No. 0.3M Dishes with Installation Of 2No. Equipment Cabinets and associated Ancillary Equipment

Location:

Green space off Pollard Street and Wansfell Walk Manchester M4 7JB

Application reference:

NOT-2026-001144

Applicant:

Cornerstone Telecommunications Infrastructure Ltd

Date of application:

24 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 telecommunications equipment, by virtue of it's siting, scale and appearance would form a highly prominent, obtrusive and incongruous feature with an open and uncluttered character setting. The proposal would not minimise the impact on the character and appearance of the local area which would have an unduly harmful impact on visual amenity which would not be outweighed by the benefits of providing telecommunications equipment in the area. The proposal would therefore be contrary to the provisions of Manchester Core Strategy SP1, EN1 and DM1; saved policy DC17 of the Unitary Development Plan for the City of Manchester (1995), and the NPPF.

Date: 16 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.