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

Address Line 1

Albany Road

Address Line 2

CHORLTON-CUM-HARDY

Address Line 3

Town/city

MANCHESTER

Postcode

M21 0BH

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

Easting (x)

381799

Northing (y)

394146

Description

Footpath on Albany Road, directly opposite junction with Warwick Road. Approximately 75m northwest of the entrance to Morrisons Carpark.

Applicant Details

Name/Company

Title

First name

Surname

Jet Infrastructure Ltd

Company Name

Jet Infrastructure Ltd

Address

Address line 1

Unit 2, Orford CourtGreenfold Way, Leigh, WN7 3XJ

Address line 2

Greenfold Way

Address line 3

Town/City

Leigh

County

Country

Postcode

WN7 3XJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

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)

The proposed development comprises the installation of a new 20m high Hutchinson dual-operator streetworks pole hosting 12 no. antennas, 6 no. ERS, equipment housing and other ancillary development.

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

Pole to be coloured Grey (RAL 7035). Cabinets to be coloured FirGreen (RAL 6009).

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

Local Councillors;

cllr.Tina.Kirwin-McGinley@manchester.gov.uk
cllr.Mathew.Benham@manchester.gov.uk
cllr.chantal.kerr-sheppard@manchester.gov.uk

and Local MP;

jeff.smith.mp@parliament.uk

were consulted on May 14th 2026 on the original proposal.

Councillors were then also consulted on this new proposal on 28th of September 2026.

Councillor Benham responded to the original consultation on May 14th and opened a dialogue:

We would not support the installation of a further mast or base equipment in this area as this would meet with considerable resident opposition. This is an area with existing equipment and a recent attempt to install additional telecommunications was robustly campaigned against.

In response, a Teams meeting was proposed to discuss any issues in further detail and an offer was proposed to look at any suggested alternative sites that the councillor may suggest in the local area.

Photomontages were produced and sent to councillor Benham with a further offer to discuss the proposal, site selection process, and the requirement for the proposal in the area.

The original proposal was refused.

Following refusal of the original application, further engagement with the LPA informed reconsideration of the siting and the assessment of alternative locations within the search area. No preferable technically viable alternative was identified, and the current microsited position was subsequently developed to directly address the visual amenity concern identified by the LPA. This was then consulted upon with Councillor Benham and Councillor Kirwan, and amended drawings were sent for their pursual on 28th of September 2026.

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

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

First Name

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

Surname

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

Reference

NOT-2026-000599

Date (must be pre-application submission)

21/08/2026

Details of the pre-application advice received

Manchester City Council has previously been consulted in relation to the proposed development, including through the determination of the previous Prior Approval application (Ref: NOT-2026-000599).

The principal issue raised by the Local Planning Authority related to the siting and appearance of the proposed installation and its resulting effect upon the character and visual amenity of the surrounding area. In particular, concern was raised regarding the prominence of the proposed pole when viewed north-east along Warwick Street, where its position resulted in the structure appearing relatively centrally within the terminating view and being conspicuous over a considerable distance, including in views from Barlow Moor Road.

During subsequent engagement, the LPA indicated that repositioning the installation could assist in addressing this concern, although the red-line boundary associated with the previous application did not provide sufficient scope for the necessary relocation to be undertaken within that submission.

Following determination of the previous application, further engagement took place with the Local Planning Authority regarding the reason for refusal and the potential for a revised submission. The LPA confirmed that it was willing to discuss a further submission, and a post-determination meeting was subsequently held to consider the issues raised and the approach to resubmission.

The matters identified by the Local Planning Authority through the previous determination and subsequent engagement have informed the preparation of the revised proposal and resubmission.

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

07/10/2026