



MANCHESTER
CITY COUNCIL

Planning

Eve Woolstencroft
Telephone: 0161 234 4533
eve.woolstencroft@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Damian Hosker
WHP Telecoms Limited
Troy Mills, Helena House
Troy Road
Horsforth
Leeds
LS18 5GN

Date: 21 October 2021

Dear Sir/Madam,

**Town & Country Planning (General Permitted Development Order) (England) 2015
(as amended) Schedule 2, Part 16**

Application No: 131282/TEL/2021

**Proposed rooftop telecommunications Installation and associated ancillary works.
at Vita Student , 13 Jack Rosenthal Street , Manchester , M15 4RB**

I write with reference to the above application and advise you that prior approval will be required for the siting and appearance of the proposed apparatus.

In this case, prior approval is **refused** for the following reason(s):

2) Insufficient information has been provided to assess and understand the siting, design and appearance of the proposed telecommunications equipment and the impact its installation would have on the appearance of the building and visual amenity from range of short and long range views and from surrounding roads. Opportunities to minimise these identified impacts have not been robustly evidenced to a satisfactory degree. For these reasons, the proposed installation would be contrary to guidance within the National Planning Policy Framework, policies DM1 (Development Management), and SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage) of the Adopted Core Strategy for the City of Manchester and saved policies DC17.1 (Telecommunications) of the Unitary Development Plan for Manchester.

Should you wish to discuss this matter any further please contact Eve Woolstencroft.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing