MANCHESTER CITY COUNCIL

Planning

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Date: 2 December 2021

Dear Sir/Madam,

Town & Country Planning (General Permitted Development Order) (England) 2015 Schedule 2, Part 16 (as amended)
Application No: 131873/TEL/2021
Prior approval for the installation of a 20 metre monopole and cabinet at base together with associated ancillary works at Footway Adjacent To Former Plant Hill Police Station Plant Hill Road, Manchester, M9 8LU

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 and in this case is **approved** for the following reason(s):

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. In this instance a solution that was acceptable to both the Local Planning Authority and the applicant could not be reached as the nature of the proposal was considered to be unacceptable.

The City Council is not satisfied that this development has been sited and designed to minimise the impact upon visual amenity. The proposed telecommunication installation by reason of its height, siting and appearance, would be unduly harmful to the character and visual amenity of the streetscene, whilst also being visually intrusive to current and future neighbouring residential properties along this part of Plant Hill Road. The proposed telecommunications equipment would therefore be contrary to policies DM1 and SP1 of the Manchester Core Strategy (2012), saved policy DC17.1 of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework (NPPF).

The proposed development, due to its siting and size, would result in the existing footway on Plant Hill Road being reduced in width which would have a detrimental impact on pedestrian movement. The proposal would therefore have an unacceptable impact on highway and pedestrian safety. As such, the proposed installation is considered contrary to policies DM1 and SP1 of the Manchester Core Strategy (2012), saved policy DC17.1 of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework (NPPF).

Should you wish to discuss this matter any further please contact Katie Raw.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing