



Planning

Robert Griffin
Telephone: 0161 234 4527
robert.griffin@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Eve Wyke
WHP Telecoms Limited
Troy Mills
Helena House
Troy Road
Horsforth
Leeds
LS18 5GN

Date: 24 September 2021

Dear Sir/Madam,

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

Application No: 130969/TEL/2021

**Proposed telecommunications installation of 15m Monopole with wrapround cabinet
at base and associated ancillary works at Palatine Road , West Didsbury,
Manchester, M20 6UT,**

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):

1) The City Council is not satisfied that this development has been sited and designed to minimise the impact upon visual amenity of the area. The proposed telecommunication installation by reason of its height, siting and appearance would form a visually intrusive and dominant feature which would be harmful to the visual amenity of the area in particular the appearance of the street-scene and fails to preserve or enhance the character and appearance of the Blackburn Park Conservation Area. As such, the proposed installation is considered contrary to saved policies DC17.1 and DC18.1 of the Unitary Development Plan for the City of Manchester, policies DM1, EN3 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

2) The proposed development, due to its siting and size, would result in the existing footway serving the West Didsbury Metrolink Stop 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 Robert Griffin.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing