

Consultation list for appeal APP/B4215/W/21/3275900
Appeal at Store Street, Piccadilly, Manchester, M1 2NA

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Strategic Development Team, Room 216 Town Hall
Councillor Adele Douglas, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Jon-Connor Lyons, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Sam Wheeler, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
City Centre Renegeration, Room 318 Town Hall
Canal & River Trust, Strategy, Planning & Design, Fradley Junction, Alrewas, Burton-on-
Trent, Staffordshire, DE13 7DN
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road,
Central Park, Manchester, M40 5BP
Historic England (North West), 3rd Floor Canada House, 3 Chepstow Street, Manchester,
M1 5FW
Greater Manchester Ecology Unit, Council Offices, Wellington Road, Ashton-under-Lyne,
OL6 6DL
Greater Manchester Pedestrians Society, 12 Tarleton Walk, Longsight, Manchester, M13
9ET
High Speed Two (HS2) Limited, One Canada Square, London, E14 5AB
Europcar, 5 Boad Street, Manchester, M1 2DW
28 Store Street, Manchester, M1 2WD
41 Store Street, Manchester, M1 2WA
Flat 9, 4 Wharf Close, Manchester, M1 2WE
Flat 6, 4 Wharf Close, Manchester, M1 2WE
Flat 3, 4 Wharf Close, Manchester, M1 2WE
Flat 4, 2 Wharf Close, Manchester, M1 2WE
Flat 2, 2 Wharf Close, Manchester, M1 2WE
Flat 8, 1 Wharf Close, Manchester, M1 2WE
43 Store Street, Manchester, M1 2WA
Flat 8, 4 Wharf Close, Manchester, M1 2WE
Flat 7, 4 Wharf Close, Manchester, M1 2WE
Flat 5, 4 Wharf Close, Manchester, M1 2WE
Flat 4, 4 Wharf Close, Manchester, M1 2WE
Flat 2, 4 Wharf Close, Manchester, M1 2WE
Flat 1, 4 Wharf Close, Manchester, M1 2WE
Flat 3, 2 Wharf Close, Manchester, M1 2WE
Flat 1, 2 Wharf Close, Manchester, M1 2WE
Flat 9, 1 Wharf Close, Manchester, M1 2WE
Flat 7, 1 Wharf Close, Manchester, M1 2WE
Flat 6, 1 Wharf Close, Manchester, M1 2WE
Flat 5, 1 Wharf Close, Manchester, M1 2WE
Flat 4, 1 Wharf Close, Manchester, M1 2WE
Flat 3, 1 Wharf Close, Manchester, M1 2WE
Flat 2, 1 Wharf Close, Manchester, M1 2WE
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Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 13 July 2021

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 129842/TEL/2021

Planning Inspectorate reference: APP/B4215/W/21/3275900

Appellant's name: Hutchison UK Ltd

Development: Proposed 15m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

Location: Store Street, Piccadilly, Manchester, M1 2NA

Appeal start date: 13 July 2021

I am writing to inform you that an appeal has been made in respect of the above matter.

The appeal follows the refusal of the City Council to grant planning permission for the above-mentioned development. The reasons for refusing the application are as follows:

1) The proposed telecommunications monopole, by reason of its height, siting, design and appearance, would form an unacceptable and dominant feature within the streetscene that would be particularly prominent from a range of short and long range views and from surrounding roads. The monopole, and its associated ground based cabinets, would lead to visual clutter which would be to the detriment of visual amenity within the area. The proposal would have a negative effect upon regeneration efforts and improvements to the environment taking place within the area, and as a consequence would have a detrimental impact on the overall quality of the City Centre. Opportunities to minimise these identified impacts have not been robustly explored or evidenced to a satisfactory degree. For these reasons, the proposed installation would be contrary to guidance within the revised National Planning Policy Framework, policies DM1 (Development Management) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester and saved policies E3.3 (Environmental Improvement and Protection) and DC17 (Telecommunications) of the Unitary Development Plan for Manchester.

2) Reason 2 - The proposed telecommunications monopole, by reason of its height, siting, design and appearance, would adversely affect the setting of nearby heritage asset, specifically the Grade II* Store Street Aqueduct. The monopole would be of an overtly industrial design and inelegant in its appearance. For these reasons, the proposed installation would be contrary to guidance within the revised National Planning Policy Framework, policies DM1 (Development Management), EN3 (Heritage), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester and saved policies E3.3 (Environmental Improvement and Protection), DC17.1 (Telecommunications) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester.

3) The proposed development falls wholly within the land safeguarded for Phase 2b of HS2. HS2 Ltd have stated that the proposed development directly clashes with HS2's utility construction zone and is in area requiring future highway modifications. Further, HS2 Ltd have indicated that a number of utilities diversions and modifications would be required in

this immediate location. As such, there is a high probability that the proposed development would require relocation when HS2 Phase 2b is delivered. The proposed development would therefore be likely to negatively impact the ability to build or operate HS2. The Applicant has not clearly or sufficiently evidenced if alternative locations have been considered outside of the safeguarded area and why such sites are not viable in comparison to the rationale for the proposed development. On this basis it is considered that the proposed development would be contrary to Government guidance contained in the National Planning Policy Framework (NPPF) (Feb 2019), specifically sections 9 (Promoting sustainable transport) and 10 (Supporting high quality communications), as it would directly conflict with the anticipated delivery of HS2 Phase 2b, which is a nationally important transport infrastructure project.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site inspection by the Inspector, appointed by the Planning Inspectorate, to decide this appeal.

The purpose of this letter is to give you the opportunity of making your views known to the Inspector.

If you have already commented on the application, we will send a copy of your comments to the Planning Inspectorate and a copy to the Appellant. If you wish to make any additional or new comments, you can do so online using the Planning Casework Service at <https://acp.planninginspectorate.gov.uk/> or in writing directly to the Planning Inspectorate (enclosing three copies if possible) to the following address: The Planning Inspectorate, 3/21 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will however, ensure that your letter is passed on to the Inspector dealing with the appeal. Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **17 August 2021**, otherwise there is a risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk> and on the Council's website.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Angela Leckie using the details above.

Yours sincerely,



Julie Roscoe
Director of Planning, Building Control & Licensing