MANCHESTER CITY COUNCIL

Planning

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Date: 19 May 2021

Dear Sir/Madam,

Town & Country Planning (General Permitted Development Order) (England) 2015 (as amended) Schedule 2, Part 16
Application No: 130080/TEL/2021
Prior Approval for the installation of 15 metre telecommunication monopole with wraproud cabinet at base and associated ancillary works at Lightbowne Road, Manchester, M40 0HJ

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. The proposed telecommunication installation by reason of its height, siting and appearance, would be unduly harmful to the character and visual amenity of street-scene and the adjoining open grassed and tree lined area, whilst also being visually intrusive to neighbouring residential properties along this part of Lightbowne 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).

Should you wish to discuss this matter any further please contact Steven McCoombe.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing