



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

Date: 18 May 2021

Dear Sir/Madam,

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

Application No: 129842/TEL/2021

**Proposed 15m Phase 8 Monopole C/W wrapround Cabinet at base and associated
ancillary works. at Store Street, Piccadilly, Manchester, M1 2NA**

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 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.

Should you wish to discuss this matter any further please contact Angela Leckie.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing