MANCHESTER CITY COUNCIL

Planning

Carolyn Parry
Telephone: 0161 234 4022
carolyn.parry@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Miss Dianne Perry
Clarke Telecom Ltd
Unit E Madison Place
Northampton Road
Manchester
M40 5AG

Date: 30 March 2021

Dear Sir/Madam,

Town & Country Planning (General Permitted Development Order) (England) 2015 (as amended) Schedule 2, Part 16
Application No: 129301/TEL/2021
Application for prior approval for new telecommunications equipment comprising of upgrade of existing base station to allow for installation of 18 no. new antennas onto existing and new 5m high support poles on roof (following removal of 6 no. existing antennas) to a maximum height of 46.0m AGL (top of support poles) together with works to existing plant room and ancillary development at Existing Base Station , Alberton House, St Marys Parsonage, Manchester, M3 2WJ

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 the proposed development has been sited and designed to minimise its impact upon amenity within the area for the following reason:

2) Insufficient information has been provided to assess and understand the siting, design and appearance of the proposed telecommunications equipment and the impact its installation would have on the appearance of the building, visual amenity within the area, views from within and towards the adjacent Parsonage Gardens Conservation Area and the setting of nearby listed buildings. For these reasons, the proposed installation would be contrary to guidance within the 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 DC17.1 (Telecommunications), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester.

Should you wish to discuss this matter any further please contact Carolyn Parry.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing