MANCHESTER CITY COUNCIL

Planning

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Mr Damian Hosker
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Date: 3 August 2020

Dear Sir/Madam,

Town & Country Planning (General Permitted Development Order) (England) 2015 (as amended) Schedule 2, Part 16
Application No: 127156/TEL/2020
Prior approval application for the installation of a 20.0 metre high monopole with wraparound cabinet at base together with 6no. cabinets and associated ancillary works. at Pavement On Santiago Street To The South Of Junction With Rutherford Avenue, Manchester, M14 4BL

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 development, due to its siting and size, would result in the existing footway on Santiago Street and Rutherford Avenue 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).

2) 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 neighbouring residential occupiers and the appearance of the street-scene. Furthermore the structure and associated equipment would create cumulative visual 'clutter' when viewed with other installed and proposed telecommunications structures in this area to the detriment of the character of the area. As such, the proposed installation is considered contrary to saved policy DC17.1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy 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