



Mr Ryan Marshall
WHP Telecoms Ltd
Helena House
Troy Mills
Troy Road
Horsforth
LS18 5GN

Date: 15 June 2020

Dear Sir/Madam,

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

Application No: 126784/TEL/2020

Prior approval application for telecommunications installation of monopole with antennae and wraparound equipment cabinet base (maximum height 20m) including associated equipment cabinets and ancillary works at Pavement Adjacent To The Royal Northern College Of Music, Booth Street West, Manchester

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):

0) 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 reasons:

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 the external appearance of the Royal Northern College of Music and 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 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 DC17.1 (Telecommunications) of the Unitary Development Plan for Manchester.

2) The proposed telecommunications monopole, by reason of its siting, would be detrimental to amenity within the area due to the potential of noise that would be emitted

from the equipment. The applicant has not provided an acoustic assessment that assesses the noise from the installation and associated equipment cabinets . As such the siting of the proposal could lead to disamenity to those occupying and working within buildings, including within the Royal Northern College of Music, in close proximity to the monopole. For these reasons, the proposed installation would be contrary to guidance within the 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 DC17.1 (Telecommunications) and DC26 (Development and Noise) of the Unitary Development Plan for Manchester.

3) The applicant did not allow for sufficient time for pre-application discussions with the Local Planning Authority before submitting the prior approval application.

Should you wish to discuss this matter any further please contact Rebecca Hadfield.

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