MANCHESTER
CITY COUNCIL

Planning

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Date: 17 January 2019

Dear Sir/Madam,

Town & Country Planning (General Permitted Development Order) (England) 2015 Schedule 2, Part 16
Application No: 121933/TEL/2018
Prior Approval for the installation of 20 metre high telecommunication monopole with 3 associated antennas and 2 dishes together with related works including equipment cabinets at Pavement Adjacent To Edward Street/Moston Lane, Manchester, M9 4JD

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, particularly the properties sited on Edward Street and Moston Lane.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. 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 Janet Lawless.

Yours faithfully,

Julie Roscoe
Head of Planning, Building Control & Licensing