MANCHESTER CITY COUNCIL

Planning

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Mr Tom Fisher
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Date: 5 July 2017

Dear Sir/Madam,

Town & Country Planning (General Permitted Development Order) (England) 2015 Schedule 2, Part 16
Application No: 116347/TEL/2017
Prior Approval for the installation of a telephone kiosk at Pavement Outside 106 - 122 Market Street, Manchester, M1 1WA

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 telephone kiosk, by virtue of its siting and appearance, would constitute an unduly assertive and visually intrusive incongruous feature within the street scene, and would be harmful to visual amenity and add to street clutter within an area of high amenity value, in a prominent location in the City Centre. It would have a negative effect upon regeneration efforts and improvements to the environment taking place within the City Centre and, as a consequence have a detrimental impact on the overall image of the City Centre. For this reason, the proposal is considered to be contrary to Sections 1 (Ensuring the Vitality of Town Centres), 4 (Promoting Sustainable Transport), 7 (Requiring Good Design) and 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework and Policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), 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), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester and policies 2 (Design), 8 (Community Safety and Crime Prevention) and 9 (Design for Health) of the 'Guide to Development in Manchester' Supplementary Planning Document.

2) The proposed telephone kiosk by virtue of its siting and appearance would provide increased opportunities for anti-social behaviour, misuse, vandalism, and fly-posting, thereby increasing crime and disorder in the area, creating an unsafe environment for people visiting, living and working in the area. For this reason, the proposal is considered

to be contrary to Sections 1 (Ensuring the Vitality of Town Centres) 4 (Promoting Sustainable Transport) and 7 (Requiring Good Design) of the National Planning Policy Framework, Policies T1 (Sustainable Transport), CC4 (Visitors, Tourism, Culture and Leisure), CC10 (A Place for Everyone), DM1 (Development Management), EN1 (Design Principles and Strategic Character Areas) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester and Policies 2 (Design), 8 (Community Safety and Crime Prevention) and 9 (Design for Health) of the 'Guide to Development in Manchester' Supplementary Planning Document and saved policy E3.3 (Environmental Improvement and Protection) of the Unitary Development Plan for Manchester.

3) The proposed telephone kiosk would adversely affect the width and permeability of the public footpath, this would impede pedestrians, wheelchair and pushchair users to conveniently and safely manoeuvre. The pavement is very busy with heavy footfall. This in turn would make access even more difficult and as such, the safety of users of the public footway would be significantly compromised. Therefore, the proposed development is considered to be inconsistent with sections 1, and 2 of the NPPF and Core Strategy policies EN1 (Design Principles and Strategic Character Areas) and CC7 (Mixed Use Development) and Manchester City Centre Strategic Plan (published in 2009).

4) The proposed kiosk, by virtue of its size, siting and design, would have a detrimental impact upon the visual amenity of the area and the setting of the adjacent Grade II listed Rylands Building 109 -127 Market Street. The proposal is therefore considered to be contrary to Sections 7 (Requiring Good Design) and 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework; Policies SP1 (Spatial Principles), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester; and saved policies DC19.1 (Listed Buildings).

Should you wish to discuss this matter any further please contact Janine Renshaw-Livesey.

Yours faithfully,



Julie Roscoe
Head of Planning, Building Control & Licensing