Manchester City Council
Planning Department
PO Box 532
Manchester
M60 2LA

18/05/2017

Application for Prior Approval – MR31 - Pavement outside Pleer House

Installation of electronic communications apparatus on the Highway by an electronic communications code operator pursuant to The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 16: Communications [Communications Act 2003, Section 106: Electronic Communications Code].

Dear Sir/Madam,

Euro Payphone Ltd is an electronic communications network provider which has been granted statutory powers by the Communications Regulator (Ofcom) and the Electronic Communications Code under Section 106 of the Communications Act 2003.

Euro Payphone Ltd resolves to install and maintain electronic communications apparatus (telephone kiosk) on the pavement outside Pleer House and applies to Manchester Council as the Local Planning Authority for prior approval on matters of siting and appearance as per Condition A.3(3) of Part 16 of the GPDO.

Permitted Development Rights

The applicant wishes to clarify that this submission does not constitute an application for planning permission. Electronic communications operators (the applicant) avail of full planning permission for the installation and upkeep of electronic communications apparatus on the Highway. This permission is pursuant to the GPDO, on the provision that the electronic communications code operator applies to the Local Planning Authority for prior approval regarding matters of siting and appearance only.

Euro Payphone Ltd has carefully considered the siting and appearance of the kiosk which is the subject of this application for prior approval. This is addressed below.

Kiosk Design and Appearance

Euro Payphone recognise that the traditional public telephone kiosk requires modernisation to reflect the needs of present day society. The old style kiosks suffer from a range of difficulties including anti-social behaviour. In addition to this, the old style K2 & K6 kiosks based upon the designs of Sir Giles Gilbert Scott have ceased to be installed throughout the UK due to a lack of compliance with current disability regulations, as per guidance issued by Ofcom. As such, the proposed kiosk has been designed so that it will be easily accessible to wheelchair users (please refer to drawing ref: Kiosk drawing).

The proposed kiosk has been designed, in contrast to the traditional style kiosks, with an open side which renders activities completely visible to passers-by. As such, the proposed kiosk will be much less appealing to individuals wishing to engage in anti-social behaviour.

The design process for the proposed kiosk has been tailored to ensure that the call box will be simple, durable and with a minimum footprint, allowing for easy, seamless integration into its surroundings.

The location for the installation of the kiosk is in a Conservation Area and there is a Grade II listed building in close proximity to the proposed kiosk location. This building is the Former Corn and Produce Exchange. However, the building has been significantly compromised by the surrounding modern commercial and retail development. As such, their settings are confined to their boundaries and would not be further compromised by the proposals.

Kiosk Siting

The proposal site is located on the pavement outside Pleer House. The kiosk will be installed .600mm from the highway kerb edge and will align with other street furniture thus ensuring minimum impact on pedestrian flows. The overall pavement width is 6.4 meters at the proposed location offering sufficient space for shared use and adequate space for two way passing. In addition, the kiosk location will not restrict sight lines for passing motorists. As such, public safety will not be compromised by the proposal.

Conclusion

After taking into account all relevant factors it is considered that the proposed kiosk complies with all of the relevant legislation, and, as such, it should be acceptable to the Council in regard to siting and appearance.

Please confirm, within 56 days of receipt of this application, that the proposed installation of a telephone kiosk is acceptable in regards to siting and appearance, and that prior approval is not required, or if required is granted.

In accordance with the Regulations, the following supporting information is submitted for consideration:

- Application forms
- Supporting letter (this letter);
- A location plan indicating the proposed location of the telephone kiosk;
- A kiosk specification sheet; and
- Confirmation that the fee of £385 has been paid via the Planning Portal.

I trust that you will find the application to be in order. Please do not hesitate to contact me if you have any questions or require any further information. I look forward to receiving confirmation of the registration of this application in due course.

Kind Regards



Tom Fisher
Development Executive
Euro Payphone Limited