MANCHESTER CITY COUNCIL

Planning

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Mr Tom Fisher
Euro Payphone Ltd
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Date: 6 July 2017

Dear Sir/Madam,

Town & Country Planning (General Permitted Development Order) (England) 2015 Schedule 2, Part 16
Application No: 116355/TEL/2017
Prior notification for the installation of a public call box at Pavement Opposite Etihad Stadium, Ashton New Road, Manchester, M11 3FF

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 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 especially during event times at the adjacent Stadium. This in turn would make access even more difficult and as such, the safety of users of the public footway would be significantly compromised. The positioning of the kiosk would reduce the width of the footway which would affect
sight lines resulting in a safety risk for road users. Therefore, the proposed development is considered to be inconsistent with sections 1, and 2 of the NPPF and Core Strategy policies SP1, EN1 (Design Principles and Strategic Character Areas) and DM1 (Development Management).

2) The proposed telephone kiosk, by virtue of its siting and appearance, would form a visually intrusive and incongruous feature within the street scene and add to the street clutter in the locality to the detriment of visual amenity. In turn, the proposed kiosk would undermine the regeneration efforts of the City Council which are taking place within the City with respect to environmental improvements. As such, the proposal is contrary to policies DM1, EN1 and SP1 of the Manchester Core Strategy, saved policies DC17.1 and E3.3 of the Unitary Development Plan for the City of Manchester, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework.

3) 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 the potential for crime and disorder in the area and a resultant unsafe environment for people visiting, living and working in the area. As such, the proposal is considered to be contrary policies DM1, EN1, SP1 of the Manchester Core Strategy, saved policy E3.3 of the Unitary Development Plan for the City of Manchester, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework (NPPF

Should you wish to discuss this matter any further please contact Jeni Regan.

Yours faithfully,



Julie Roscoe
Head of Planning, Building Control & Licensing