MANCHESTER
CITY COUNCIL

**Planning**

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D Parkin
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9 Parrish Close
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CV47 2YR

Date: 23 November 2011

Dear Sir/Madam,

**Town & Country Planning General Permitted Development Order 1995**
**Schedule 2, part 24**
**Application No:** 097465/TEL/2011/N1
**PRIOR APPROVAL for the installation of a payphone kiosk at Adjacent To Arena Car Park, New Bridge Street, Manchester, M3 1LD**

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 appearance and the siting of the telephone kiosk within the street scene would be harmful to the visual amenity and add to street clutter in this part of the City, and therefore be contrary to Policy T3.9 (Transport) and Policy E3.3, E3.5, E3.6 and E3.7 (Environmental Improvement and Protection) of the Unitary Development Plan for Manchester, and Policy 2 (Design) subsection 2.42 of the `Guide to Development in Manchester' Supplementary Planning Document and Planning Guidance (Adopted April 2007).

2. The proposed telephone kiosk by the virtue of its siting would be detrimental to highway safety and would be an obstruction on the pedestrian footway. The location of the telephone kiosk is therefore contrary to policies E3.5 and E3.7, RC18 (Pedestrians and Cyclists), L1.9 ( Leisure and Recreation), T3.9 of the Unitary Development Plan for Manchester and the Supplementary Planning Guidance `Guide to Development in Manchester' (Adopted April 2007);and Design for Access

3. The proposed telephone kiosk, by virtue of its, siting and appearance, including its height would constitute an unduly assertive and visually intrusive incongruous feature within the street scene, sited in a prominent location in the City Centre and would have a detrimental impact upon the visual amenity of the area. The proposal is considered to be contrary to Government Guidance contained in Planning Policy Guidance Note 8 (PPG8)

'Telecommunications' and UDP policies RC4 (Environmental) and E3.3, E3.5, E3.6 and E3.7 (Environmental Improvement and Protection) of the Unitary Development Plan for Manchester, RC7 (Gateway Sites) and DC17.1 (Telecommunications).

4. The telephone kiosk, due to its, siting and appearance, including its size and design would have a detrimental impact upon visual amenity in a location within this part of the City Centre which has seen considerable financial investment and regeneration activity. It is therefore felt that the hoarding would be inconsistent with UDP Policies RC4 (Environment), RC7 (Gateway Sites), E3.3 (Environmental Improvement and Protection) and Policy R1.1 (Regeneration).

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

Yours faithfully,



Julie Roscoe
Head of Planning