MANCHESTER
CITY COUNCIL

Planning

Janine Renshaw-Livesey
Telephone: 0161 234 4555
j.renshaw-livesey@manchester.gov.uk

PO Box 532 Town Hall
Manchester M60 2LA

Infocus Public Networks Ltd
9 Parrish Close
Bishops Itchington
Warwickshire
CV47 2YR

Date: 10 August 2012

Dear Sir/Madam,

Town & Country Planning General Permitted Development Order 1995
Schedule 2, part 24
Application No: 099716/TEL/2012/C2
Prior Approval for the installation of a telephone kiosk. at Payphone Adjacent To Aytoun Street, Side Of Westminster House, Manchester, M1 3HU

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 visual amenity within the area as it would constitute an unduly assertive and visually intrusive incongruous feature within the street scene, and add to street clutter in this part of the City, and therefore is contrary to the saved policies E3.3, (Environmental Improvement and Protection), and DC17.1 (Telecommunications) 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) and Policy T1 (Transport), CC5 (Transport), DM1 (Development Management) and EN1 (Design Principles and Strategic Character Areas), of the Core Strategy for the City of Manchester, and contrary to section 7 (Requiring Good Design) of the National Planning Policy Framework.

2. The telephone kiosk, due to its siting and appearance, including its size and design, would have a detrimental impact on visual amenity in a prominent location within a part of the City Centre, which has seen considerable financial investment and regeneration activity. It is therefore considered that the telephone kiosk would be inconsistent with saved UDP Policy E3.3 (Environmental Improvement and Protection), and DM1 (Development Management) and EN1 (Design Principles and Strategic Character Areas), of the Core Strategy for the City of Manchester, and contrary to section 7 (Requiring Good Design) of the National Planning Policy Framework.

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

Yours faithfully,



Julie Roscoe
Head of Planning