Planning

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Niamh Mullan
WHP Telecoms Ltd
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Date: 20 December 2024

Dear Sir/Madam,

Town & Country Planning (General Permitted Development Order) (England) 2015 (as amended) Schedule 2, Part 16
Application No: 141393/TEL/2024
Prior Aprpoval for the installation of a 20 metre high telecommunication monopole, 6no. antenna, 1no. dish, 3no. cabinets, 1no. meter cabinet and ancillary development thereto. at Pavement Adjacent To St Clares RC Church, Victoria Avenue, Manchester

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 City Council is not satisfied that this development has been sited and designed to minimise the impact upon the visual amenity of the area. The proposed telecommunication installation by reason of its height, siting, appearance and cumulative visual impact when read in conjunction with the proliferation of existing street furniture in this location, would form a visually intrusive and dominant feature, that would exacerbate visual clutter, which in turn would be harmful to the visual amenity of the area and in particular the appearance of the street-scene. As such, the proposed installation is considered contrary to saved policies DC17.1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and the guidance contained within chapter 10 of National Planning Policy Framework (NPPF).

Should you wish to discuss this matter any further please contact Ellie Knowles.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing