

APPEAL STATEMENT

Town and Country Planning Act 1990

Town and Country Planning (Control
of Advertisements) (England)
Regulations 2007

Manchester Planning Application Refs.
139687/FO/2024 and 139688/AOH/2024

July 2024

INTRODUCTION

1. The appeal is made under section 78 of the Town and Country Planning Act 1990 (“the Act”) and Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (“the Regulations”), against a refusal to grant planning permission and express consent respectively.
2. The appeal is made by New World Payphones (“NWP”) against the decision of Manchester City Council (“the Council”) outside 3-10, Piccadilly, Manchester.
3. Applications 139687/FO/2024 (planning permission) and 139688/AOH/2024 (express advertising consent), dated 28 March 2024, were refused by notices (each) dated 28 May 2024.
4. The appeal proposal is a new digital communications kiosk featuring an integral advertisement display. The proposed structure would replace an existing pair of telephone boxes.
5. The appeal proposal forms part the appellant’s wider strategy to rationalise and upgrade its public communications network estate in Manchester¹. It also follows pre-application advice issued by the Council².
6. In refusing planning permission and express consent, the Council gave the following reasons (respectively):

The proposed kiosk, by virtue of its siting, scale, design, materiality, and appearance, would form an overly dominant, incongruous, and visually intrusive feature within the street scene. In addition, the kiosk would also add to clutter, alongside other street furniture and fixtures, within a prominent location in the city centre. The proposal would have a negative effect upon current efforts by the City Council to de-clutter, regenerate, and improve the adopted highway within the City Centre environment in the interest of optimising the pedestrian environment and public realm, as well as to future efforts to regenerate and improve the public realm of Piccadilly Gardens and the surrounding area. The proposal would therefore result in an unduly harmful impact on the visual amenity and character of the street scene, and the setting of the conservation area and nearby listed buildings. This would result in less than substantial harm to the significance of the heritage asset and the required public benefits

¹ Refer to paragraphs 12 – 17 of the Planning & Design Statement (enclosed)

² Appendix 1: Email dated 10 November 2023

do not exist to out weight this harm. The kiosk is therefore contrary to the provisions of policies EN1, EN3, SP1, CC9, and DM1 of the Manchester Core Strategy (2012), saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995), and the NPPF..

The proposed digital advertising display, by virtue of its siting, design, and appearance, would form an overly dominant and visually intrusive feature within the street scene. In addition, the digital display would contribute towards advertisement clutter in a prominent location in the city centre. The proposal would have a negative effect upon current efforts to de-clutter, regenerate, and improve adopted highway within the City Centre environment in the interest of optimising the pedestrian environment and public realm, as well as to future efforts to regenerate and improve the public realm of Piccadilly Gardens and the surrounding area. The proposal would therefore result in an unduly harmful impact on the visual amenity and character of the street scene and the setting of nearby listed buildings. The advertisement is therefore contrary to the provisions of policies EN1, EN3, SP1, CC9, and DM1 of the Manchester Core Strategy (2012), saved policies DC15.1, DC15.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995), Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and the NPPF.

7. A copy of the application(s) made to the local planning authority are enclosed, as are the respective decision notices and delegated reports. A copy of this appeal will be provided to the local planning authority in due course.
8. Where necessary, additional evidence in support of the appellant's case is enclosed in appendices to this statement. These are signposted by footnotes where necessary, including references to guidance, advice, and legislation.

PROCEDURAL MATTERS

9. There are two appeals relating to the site, one against a refusal of planning permission and the other against a refusal of advertisement express consent. They are intrinsically linked as one concerns the communications kiosk unit upon which, amongst other things, an advertisement would be displayed, and both raise similar issues. To avoid repetition, while considering each on its own merits (as directed
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by the Act³), this statement considers both appeals in one comprehensive submission.

MAIN ISSUE(S)

10. In the determination of the (Section 78) planning appeal, Section 38(6) of the Planning and Compulsory Purchase Act 2004 is engaged. It states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The Regulations state that the control of advertisements is exercisable only with respect to amenity and public safety⁴.
11. All of which is reiterated in the National Planning Policy Framework⁵ (“the Framework”), a material consideration in planning decisions in England. More specific development-type guidance and advice (i.e. on advertisements⁶ and design) is set out in the accompanying Planning Practice Guidance (“the PPG”). This is considered in the forthcoming assessment and referenced where necessary.
12. The Council raises no matters of public or pedestrian safety in either determination. Thus, the main issues, insofar as the planning appeal is concerned, is whether the proposed digital communications kiosk, by virtue of its size, design and illumination, would harm the character and appearance of the surrounding townscape. With regards the advertisement appeal the main issue is that of visual amenity.

THE PROPOSED COMMUNICATIONS KIOSK

13. The appeal site is located within the Manchester city centre. The proposal is for the installation of a new digital communications kiosk to replace the existing red double kiosk. As noted by the Council
14. The digital communications kiosk is manufactured from robust and high-quality materials, complete with the following multi-functional communication interface:
 - A new telephone system with the ability to accept credit/debit card, contactless and/or cash payment;
 - A 24-inch LCD display providing an interactive wayfinding capability;

³ Section 220 of the Town and Country Planning Act 1990

⁴ Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007

⁵ National Planning Policy Framework, December 2023

⁶ PPG (Advertisements) July 2019

- Equipment for the provision of Wi-Fi access points and/or equipment for the provision of public small-cell access nodes; and
 - Location-based information (NFC, Bluetooth 4.0 LE).
15. The intention was to create a distinctive and modern telephone kiosk which retained the design influence and heritage of traditional UK phone boxes. The new kiosk is purposefully open, allowing unfettered access for all users including the accessibility impaired whilst also helping to reduce anti-social behaviour.
16. The telephone boxes which occupy the appeal site are worn and enclosed. Each has a footprint measuring 0.89 square metres (sqm), a height of 2430mm, and a width/depth of 948mm. In comparison, its replacement has a singular footprint measuring 0.83 sqm, is 2459mm high (a difference of just 29mm), is 1096mm wide (148mm wider) and is 762mm deep (186mm less deep).
17. The reverse side of the kiosk would incorporate a 1635mm by 924mm integral digital display advertising panel, recessed behind toughened glass. It would present a range of static images on rotation, at a frequency of once every 10 seconds. Advertisement images would not contain any movement, animation, or flashing lights, with the interchange between each advertisement a gradual and smooth fade.
18. The display would be illuminated to levels recommended by the Institute of Lighting Professionals ('The Brightness of Illuminated Advertisements Including Digital Displays' PLG05, 2023) which states that advertisements with an area of up to 10 sqm should be illuminated to a level no greater than 600 candela per square metre (cd/sqm) at night and 5000 cd/sqm during the day.
19. During periods of darkness, the display's illumination would be restricted to a maximum brightness of 280 cd/sqm; well within the limit prescribed by PLG05/23. During the day, when ambient light levels are significantly greater, the display will be regulated by sensors that monitor and adjust the luminance according to the prevailing conditions. The maximum brightness of the display is 2500 cd/sqm. This is well within the limit prescribed by PLG05/23 to ensure it would not appear overly bright or obtrusive. Conditions were included to this effect in the original submission⁷.

⁷ Planning and Design Statement, paragraph 24

GROUNDINGS OF APPEAL

The case for the Council

20. The Council's case is based largely on the effect of the proposal on the appearance and amenity of the locality. It cites the Highways Services as undertaking or drafting a strategy to declutter the footways and public realm across the city centre and the potential of this minor development to undermine the regeneration of Piccadilly Gardens nearby.
21. Neither of these points were raised during formal pre-application process – and had the Council been clearer in its directive and its intentions then this may have informed the appellant's submission strategy. The Council's objections are therefore based on what was *not said*, rather than what *was said* during pre-application. The Council has not, therefore, discharged its duties in a positive, proactive, or professional manner, as described in its decision notice (for planning permission) under Article 35. A separate application for costs is enclosed.
22. Furthermore, whereas the Council have said that the appeal proposal would have a detrimental impact on local regeneration or strategies to declutter the highway, no substantive details of any decluttering strategy or regeneration proposals have been provided to warrant giving these matters significant weight. In the case of the latter, it is unclear how the refurbishment of an existing public facility, which would enhance public services and markedly improve on the existing situation (itself a form of regeneration) would undermine the Council's aims in this regard. It is notable on the matter of safety and access the Council were satisfied in its report(s) that pedestrians, pushchairs and the mobility impaired would have sufficient space to manoeuvre.
23. Nevertheless, the Council cite the "*the bulky design of proposed box would be of a greater negative visual impact on the street scene*" compared to the incumbents, and disregard previous Inspector's decisions on the matter. It refers to Policies EN1, EN3, SP1, CC9, and DM1 of the Manchester Core Strategy (2012), saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995), and the NPPF. These mainly seek to ensure development is of a type and design sensitive and appropriate to its surroundings.

The appeal site, surroundings, and material considerations

24. The site is located within the City Centre and occupied by a red double kiosk structure. The proposal would see their complete removal and replacement with a
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single digital communications kiosk (Site Plan refers). The longer side, featuring the advertisement display, would be perpendicular to the road and face south.

25. As befitting its status, the City Centre is a busy and vibrant commercial area. Street furniture is a common theme throughout, with bins, street columns, cycle racks, telephone boxes and bus shelters. The proposal would effectively bring the new kiosk structure in line with the other street furniture.
26. Advertisements are prominent but mainly confined to street level with retailers, bus shelters and other network operators having internally illuminated facias or displays. The large, illuminated banner shroud on the opposite side of the road is also prominent.
27. The site is not within a conservation area and decisions/advice issued by both Council and Planning Inspectors have made clear that there are no statutorily listed buildings nearby which would be affected given the distances retained and the scale and context of the proposal.
28. As set out in the introduction (and enclosures) to the Planning & Design Statement, the proposal before the Council is a familiar one, and part of a wider strategy to consolidate and upgrade the applicant's network across the centre. In this regard, the original submission set out four significant material considerations⁸ which the Council has either dismissed or failed to consider altogether.
29. These considerations are substantive and tangible matters which contrast markedly with the unsubstantiated reasons issued by the Council. They are considered, therefore, to carry weight in any assessment of the proposal – not least because it is trite law that local planning authorities should seek to ensure consistency in their general approach towards the determination of applications in particular localities; and the Secretary of State should ensure the same approach is taken to appeals.
30. , The four following material considerations are:
 - i. The Council's Pre-Application Advice to Infocus/JC Decaux for Smart Hubs ("the 2020 Advice")⁹ – summarised below.

⁸ Planning & Design Statement – Paragraphs 8 – 9 and 61 - 70

⁹ Development Management Pre-Application Advice issued to JC Decaux/Infocus 16 July 2020 - Various Manchester City Centre pavement locations.

- ii. The grant of planning and advertisement consents for the nearby Infocus Smart Hub and integral digital display¹⁰.
- iii. The grant of planning permission for the digital communications kiosk structure in appeal decision APP/B4215/W/18/3195978¹¹.
- iv. The Council's Pre-Application Advice to New World Payphones ("the NWP Advice") – refer to appendix 1.

31. In its 2020 Advice to Infocus/JC Decaux, the Council considered the overall reduction in kiosk numbers and upgrade of their network "*would likely serve to significantly declutter Manchester's streets and would also provide local businesses and residents with additional services and connectivity*".
32. The appeal proposal would achieve much the same outcome. The removal and replacement of the existing NWP estate would equate to a net reduction of 50% in the telephone box estate and introduce modern infrastructure of an improved design. Thus, it would complement the "*Council's overarching objectives of ensuring an attractive, inclusive and high-quality City Centre environment for both businesses, residents and communities*", as laid out in the 2020 Advice.
33. Moreover, the planning safeguards of any consent in *this* case would be secured by both design and planning condition. The conditions advocated in the 2020 Advice mirror those advanced by NWP in its proposals at paragraphs 18 through 24 (of the Planning & Design Statement) and include features and systems to ensure enforceability and secure the amenity and safety of those in the locality. The Council did not indicate in its advice nor its decision that these elements were unacceptable.
34. Nor would they, given the subsequent grant of consent for the nearby Infocus/JC Decaux Smart Hub installation, thus demonstrating the permissibility of a larger/taller structure and larger advertisement compared to the NWP communication kiosk (appendix 2 refers). In this regard, this grant of consent, and indeed for other more recent replacement BT Hubs¹² across the city renders the Council objections regarding bulk and width somewhat contrived.
35. In its determination, the Council deemed "*the installation of a new 'smart' kiosk in lieu of the existing telephone kiosks would be acceptable as visual amenity within the area would not be significantly harmed by the proposals by virtue of their siting*".

¹⁰ Appendix 2: Manchester planning refs. 127630/FO/2020 and 127631/AOH/2020 outside 1 Portland Street

¹¹ Appendix 3: Appeal ref. APP/B4215/W/18/3195978 and associated plans

¹² Appendix 4: Elevation of BT Street Hub Structure permitted on Aytoun Street (planning ref. 132468/FO/2021)

and design”¹³ (some even in conservation areas!). In safety terms, the advertisement was deemed acceptable provided “*restrictions apply to the screen such as no moving images to be displayed and appropriate light settings*”¹⁴.

Consistency of approach and operation should equate, therefore, to consistency of determination – and the appeal site already benefits to a degree from a previous appeal decision on the communications kiosk structure (appendix 3 refers).

36. The Inspector’s decision, which ironically was of benefit to the approval of the nearby Smart Hub, comments that the new structure would “*have a better relationship to the nearby bus shelters than the existing red telephone kiosks*” and as it “*would be largely open on two sides [it would] not therefore have an unduly heavy appearance*”¹⁵. Moreover, the design would provide a good degree of natural surveillance, along with a dedicated maintenance program, ensuring it would not be “*harmful in terms of anti-social behaviour and crime*”¹⁶.

37. Finally, in its pre-application advice to NWP, the Council stated that “[t]he slight movement of the kiosk is not a concern. The fact that there is a reduction from the two red kiosks to one single black kiosk is seen to reduce street clutter is seen as positive. As there are [sic] no Listed Buildings nearby and this is not a conservation area, there are no concerns on these two fronts”.

38. These factors ensure there is a clear mandate for the replacement and renewal of the existing communications infrastructure to the benefit of the locality and city centre generally.

Design, Siting, Character and Appearance

39. The proposed site is currently occupied by a double kiosk structure, and the proposal would see their wholesale removal and replacement with a single black digital communications kiosk sited further to the south, some 450mm from the kerb edge.

40. As considered above, the Council’s contention that the marginal increase in height and width of the appeal structure is detrimental compared to the existing arrangement is dubious, and somewhat contrived.

¹³ Delegated Report of Manchester planning application ref. 127630/FO/2020

¹⁴ Delegated Report of Manchester planning application ref. 127631/AOH/2020

¹⁵ Paragraph 13 of appeal decision APP/B4215/W/18/3195978

¹⁶ Ibid. Paragraph 15

41. Firstly, an increase of 29mm on the current telephone boxes is barely perceptible. Second, the removal of structures, which cumulatively have a width of 1916mm, with a structure 1115mm wide (and only 884mm deep) render it slimmer than the current arrangement across the board. It cannot therefore be considered bulky or harmful to the transparency of the street scene when it would improve the footway width available to pedestrians and streamline the appearance of the street scene as desired by the Council's policy and guidance – and the framework of considerations laid down in its own advice!
42. Third, the replacement of BT's red domed telephone boxes by the BT Hubs (appendix 4 refers) elsewhere demonstrates not only are the objections contrived, but they are not exercising their judgement in a fair and reasonable manner. The BT Hubs are wider and far taller than the proposed kiosk and these have been approved at several locations across the city.
43. Occupying a smaller footprint than the incumbents, therefore, the single structure would have slenderer proportions, a plainer form, more streamlined detailing, and a restrained, black monotone colour, giving it a more neutral, background character in the street scene. Simply put, it would appear less bulky and less conspicuous than the phone boxes it would replace.
44. The design of the roof and side panel, which would provide some shelter from the elements, would allow access for those with mobility impairment, improve natural surveillance, as desired by consultees in similar applications, and retain the desired footway width available to pedestrians.
45. Visually, the replacement's simple modern appearance, which integrates the design lineage of traditional telephone boxes with a contemporary twist, ensures it is an appropriate and aesthetically pleasing addition to the commercial street scene, in which it would be visually read.
46. Indeed, given the established commercial setting of the city centre, the proposal would not undermine its character as a place to live in, work in, or visit. Removing the potential for anti-social use inside the phone boxes, as well as their forlorn appearance, would enhance the character, as well as the visual and townscape qualities of the street scene.
47. As a direct replacement, it would not result in any greater sense of clutter and would also accord with policies in the development plan that seek to ensure telecommunication development is sited so that it does not adversely affect the character and appearance of the surrounding area and street scene.
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48. Taken as a whole, therefore, the reduction in scale, improved design and siting ensure it would, as a minimum, preserve the character and appearance of the site and the immediate locality, as desired by national and local policy.

49. It accords with the Framework's¹⁷ desire to encourage the use of existing structures and sites for new electronic and digital communications (including wireless) and instructs Council's to not insist on minimum distances between communications equipment¹⁸ nor seek to prevent competition between different operators or question the need for an electronic communications system¹⁹.

The Advertisement

50. The advertisement would be integrated into the reverse side of the communications kiosk. It would display static advertisement images sequentially, and on rotation.

51. In terms of amenity, the PPG advocates siting advertisements in commercial and industrial areas where their appearance is generally commensurate to the function of said areas. This is the case here, and there are other examples of digitally illuminated signage in the street scene, including signs on nearby retail premises, bus stops and the aforementioned Hubs.

52. In respect of the appearance of the advert structure, its modern design and dark materials would be in keeping with the colour and design of other street furniture in the area allowing it to integrate and complement the commercial offer of the city centre. The siting of the advert would also ensure a degree of separation and consistency in the appearance of advertisements along this stretch. This was welcomed by the Council in its initial advice.

53. Moreover, sited below streetlamp level, there is unlikely to be an appreciable change in the amenity status of the locality due to the advertisement's illumination, with its city centre location meaning such premises would also be illuminated in the evening. Therefore, the illuminated advertisement would not appear out of place or dominant as described by the Council.

¹⁷ National Planning Policy Framework (December 2023) Paragraph 119

¹⁸ Ibid. paragraph 120

¹⁹ Ibid. paragraph 122

54. It would comply with the necessary standards and conditions advanced by the appellant (both in the original submission and below) would ensure compliance. For the reasons set out above, which involves systems to regulate the brightness of the display and switch it off in the early hours, its effect on the wider locality would be appreciably limited. There would be no harm to visual amenity from the size, positions and method of illumination of the advertisement on the communications kiosk.
55. Each proposal must be considered on its own merits, and the appropriate amenity test is not whether an advertisement would positively contribute to the amenity of an area, but rather whether it would detract from it. Therefore, for the reasons given above, and having regard to all other matters raised, it is considered that the proposal would not be harmful in relation to amenity.
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SUMMARY

56. Bearing the foregoing, it is considered that the appeal proposal would comply with Policies EN1, EN3, SP1, CC9, and DM1 of the Manchester Core Strategy (2012), saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995), and the NPPF. These seek, among other things, to ensure that development should be of a design and scale appropriate to its surroundings. The proposal would also accord with the advice contained in the Framework, which seeks to ensure that advertisements should be operated in a way which is simple, efficient and effective.
57. Bearing the foregoing, it is considered that the proposed kiosk, to include its ancillary advertisement, would not harm the character and appearance of the area or highway and pedestrian safety. As such, New World Payphones respectfully requests that the appeal(s) be allowed, and planning permission and express consent be granted as applied for.
58. Should the Inspector be minded to allow the appeal(s), the appellant considers it necessary only to impose conditions setting out the statutory time limits for implementation, compliance with the approved plans for the avoidance of doubt, the standard conditions held at Schedule 2 of the Regulations, and the following:
- During periods of darkness, the luminance level of the advertisement hereby approved shall not exceed 600 candela/sqm as advised by the Institute of Lighting Professionals' publication PLG05 (2023): "The Brightness of Illuminated Advertisements".
 - The advertisement panel should have a default mechanism to freeze an advertisement in the event of any malfunction.
 - The advertisement panel shall display only static images, at a frequency of once every ten seconds.
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APPENDIX 1

From: Jack Naven <jack.naven@manchester.gov.uk>
Sent: 10 November 2023 18:55
To: Ben Porte (NWPStreet)
Subject: Re: Request for Pre-Application Advice

CAUTION: This email originated from outside of the organisation. Do not click links or attachments unless you recognise the sender and know the content is safe

Hi Ben,

Many apologies once again for the delay on this one. I was awaiting Highway Services further comments on the proposals.

In general, there are concerns over the footpath clearance in some areas. When many of these pay phones would have been given approval initially, Highways Services had less requirements on the footpath clearance that was required to ensure adequate space is given for footpath movement.

I will go through each site in turn below.

O/S Tesco Express – 1 Piccadilly M1 3BE

The slight movement of the kiosk is not a concern. The fact that there is a reduction from the two red kiosks to one single black kiosk is seen to reduce street clutter is seen as positive. As there is no Listed Buildings nearby and this is not a conservation area, there are no concerns on these two fronts.

Outside The Ritz, Whitworth Street West

We would have some initial concerns on how this kiosk would potentially impact the Grade II listed building of The Ritz, and it would have to be considered within the setting of this Listed Building. There is also concern from Highways about the space for footpath movement in this area, as people queue for the Ritz directly outside here and the presence of both the current kiosk and a kiosk in this place leaves little footpath for pedestrians to move freely down the pavement. Their concern would involve people having to move into the road due to the lack of space to pass by. Would any slightly relocation be considered for this kiosk, to further down the street to on the other side of the Ritz perhaps? In front of the building to the west of it?

Opposite 34 Charlotte St, Manchester M1 4FD

As this is a like for like replacement and is the same proposal that was upheld on the appeal, we have no further concerns to add to what was raised on the last application that was refused and overturned in appeal.

O/S 27 – 29 King Street West

An application (135028/FO/2022) has recently been approved by the Planning and Highways Committee to re-develop Reedham House, which the current red kiosk is in front of. The public space in front of this will be re-developed as a part of this proposal and so any application to place anything

on the public realm in this location would have to take into consideration the landscaping of the public amenity.

The landscaping is part approved and part of it has been conditioned. It would therefore be difficult to make any judgement on any applications in this place before the landscaping has been fully agreed to.

Whitworth Street (South of Alan Turing Memorial)

The proposed relocation positions the kiosk outside Manchester New Square. There is still part of the landscaping condition on the application 114585/FO/2016 that has not yet been discharged. This part of the condition states that:

A strategy for the planting of street trees within the pavements on Whitworth Street and Princess Street including details of overall numbers, size, species and planting specification, constraints to further planting and details of on going maintenance.

As this has not been discharged and there will be street trees that need to be agreed along Whitworth Street in this location, it would be difficult to agree any relocation in this area without this condition having been discharged. I have recently been in touch with the agent concerning this, as we have discharged all the other parts to the landscaping condition, and they are currently working and getting this final part to the landscaping resolved.

O/S 1 Oxford Street, Manchester M1 5AN

It is the view of the City Council there is too much street furniture surrounding where the kiosk is proposed to be relocated to and we would not support the relocation to this area across the street.

O/S Manchester Academy, Cnr of Devas Street and O/S 121 Oxford Road, Manchester M1 7DU

The City Council would not support the kiosks being placed in these locations. The upgrade of the Oxford Road corridor was seen as bringing a significant improvement to the visual amenity of this area and we would not support installing street furniture in these locations.

Kind Regards

Jack Naven

Assistant Planning Officer

Development Management - Central Team

Planning, Building Control & Licensing - Growth and Development Directorate

Manchester City Council

Please note that Tuesdays are a non-working day for me.

Notice of upcoming leave:

17th November 2023

27th November 2023

6th December 2023

13th December 2023

Tel: 0161 219 2095

Email: jack.naven@manchester.gov.uk

APPENDIX 2

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Nathan Still
JCDecaux UK Limited
991 Great West Road
Brentford
TW8 9DN

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Installation of 1no. 2.63m high public payphone unit including interactive public information screen following the removal of multiple associated existing telephone kiosk units (associated advertisement consent application ref. 127631/AOH/2020).

Location: Pavement Outside No.1 Portland Street, Manchester, M1 3BE

Date of application: 31 July 2020

Application number: 127630/FO/2020

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached with the agreement of the Applicant.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location Plan Os No 1 Portland Street Manchester M1 3BE 1:200

Site Plan Os No 1 Portland Street Manchester M1 3BE 1:1250
Proposed Site Location Photo - 1 Portland Street
Application Document Part 1 Proposal Background and City Maps
Application Document Part 2 Hub Detail - New Sites
Application Document Part 3 Sustainability Aims and Achievements
Application Document Part 4 Pavement Remediation
Cover Letter (30 July 2020)
Letter response to sound & light comments (dated 1 September 2020)
Letter response to TfGM and GMP (DfS Team) (dated 16th September 2020)
Appendix B Suggested Conditions and Reasons
Appendix C Noise Level Report - Aug 2020

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies EN3, CC9, SP1 and DM1 of the City of Manchester Core Strategy and saved City of Manchester Unitary Development Plan policies DC17, DC19 and DC26.

3) Prior to the installation of the telecommunications kiosk unit hereby approved, all existing telecommunication kiosk units as identified on Plan A (Existing INFOCUS Locations) within the submitted document; Application Document Part 1 Proposal Background and City Maps, shall be entirely removed and the land reinstated to its former condition using the same paving materials as surround the existing kiosk site (maintaining any detail or pavement flows) to a standard to accord with the guidance in Department of Transport Specification document for the Reinstatement of Openings in Highways (4th Edition Feb 2019).

Reason - To ensure the wider public benefits of the proposal are delivered in the interests of visual amenity, pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy.

4) Notwithstanding the approved plans and documents as specified in condition 2, the telecommunications kiosk unit hereby approved shall be installed to a standard to accord with the submitted document; Application Document Part 4 Pavement Remediation.

For the avoidance of doubt:

- (i) the existing pavement materials at the proposal site shall be retained where possible and appropriate;
- (ii) Should the existing pavement materials be damaged during installation of the telecommunications kiosk unit, said damaged paving materials shall be wholly replaced with the same materials in size, texture, colour, and detail including matching the pavement flow as relevant, within two calendar months of said damage occurring; and
- (iii) No temporary pavement remediation such as temporary tarmac shall be permitted during installation, unless the existing pavement material is tarmac.

Reasons - To ensure a high quality development that does not harm visual amenity, pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy.

5) Notwithstanding the approved plans and documents as specified in condition 2 and condition 6, prior to the first operation of the telecommunications kiosk unit hereby approved a management plan shall be submitted to and approved in writing by the City Council as local planning authority, in consultation with Greater Manchester Police and other relevant parties, concerning the use and operation of the free to use service and public information display associated with the unit. The telecommunications kiosk unit

shall be managed and operated in accordance with the approved management plan thereafter.

Reason - To ensure that the use of the associated communication apparatus is properly managed to prevent unlawful use, pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy.

6) Notwithstanding the approved plans and documents as specified in condition 2 or condition 5, the telecommunications kiosk unit hereby approved shall not use voice activated or handsfree technology unless and until a Noise Management Plan (NMP) detailing the volume and sound levels have been submitted to and approved in writing by the City Council as local planning authority. The development shall be operated in accordance with the approved NMP thereafter.

Reason - In the interests of residential amenity, pursuant to policy DM1 of the City of Manchester Core Strategy and saved Unitary Development Plan policy DC26.

7) The development hereby approved shall be entirely removed from the land on which it is situated as soon as it is no longer maintained in reasonable working order or operated as a telecommunications service, and the land shall be made good using materials to match the surrounding pavement materials in size, texture, colour, and detail including matching the pavement flow as relevant, within two calendar months of the unit ceasing function.

Reason - In order to safeguard the character and appearance of the local area, pursuant to the City of Manchester Core Strategy policies SP1 and DM1.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 4 November 2020

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A



The Coal
Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2019 until 31st December 2020

Town & Country Planning (Control of Advertisements) (England) Regulations 2007

Advertisement Consent

Applicant

Mr Nathan Still
JCDecaux UK Limited
991 Great West Road
Brentford
TW8 9DN

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Installation of 86 inch LED advertisement display screen on the rear face of public payphone unit (associated planning application ref. 127630/FO/2020).

Location: Pavement Outside No.1 , Portland Street, Manchester, M1 3BE

Date of application: 31 July 2020

Application number: 127631/AOH/2020

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval with the agreement of the applicant.

Condition(s) attached to this decision

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location Plan Os No 1 Portland Street Manchester M1 3BE 1:200

Site Plan Os No 1 Portland Street Manchester M1 3BE 1:1250

Proposed Site Location Photo - 1 Portland Street

Application Document Part 1 Proposal Background and City Maps

Application Document Part 2 Hub Detail - New Sites

Application Document Part 3 Sustainability Aims and Achievements

Application Document Part 4 Pavement Remediation

Cover Letter (30 July 2020)

Letter response to sound & light comments (dated 1 September 2020)

Letter response to TfGM and GMP (DfS Team) (dated 16th September 2020)

Appendix B Suggested Conditions and Reasons

Appendix C Noise Level Report - Aug 2020

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies EN3, CC9, SP1 and DM1 of the City of Manchester Core Strategy and saved policies DC15 and DC19 of the Unitary Development Plan for the City of Manchester.

3) Notwithstanding the approved plans and documents as specified in condition 2, the digital advertising screen hereby approved shall be displayed only in accordance with the following:

- (a) No individual advertisements displayed on the LED panel shall contain moving images, animation, video or full motion images or any images that resemble road signs or traffic signals;
- (b) No individual advertisements shall be displayed for duration of less than 10 seconds;
- (c) Controls shall be in place to ensure smooth uninterrupted transition of images displayed on the panel;
- (d) A mechanism shall be in place so that if the installation breaks down, it defaults to a black screen to avoid any flashing error messages or pixilation.

Reason - In the interests of pedestrian and highway safety, pursuant to policy DM1 of the City of Manchester Core Strategy and saved policy DC15 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the approved plans and drawings as specified in condition 2, the proposed advertisements shall;

- (a) be designed, installed and operated to control glare and overspill onto any nearby residential properties; and
- (b) not exceed 600cd/m² during non-daylight hours and inclement weather.

Reason - To ensure that the advertisements cause no harm to residential amenity and are designed and installed to a high quality standard with regard to visual amenity, pursuant to policies DM1 of the City of Manchester Core Strategy and saved policies DC15 of the Unitary Development Plan for the City of Manchester.

Informatives

There are no informatives attached to this decision.

Date: 4 November 2020

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

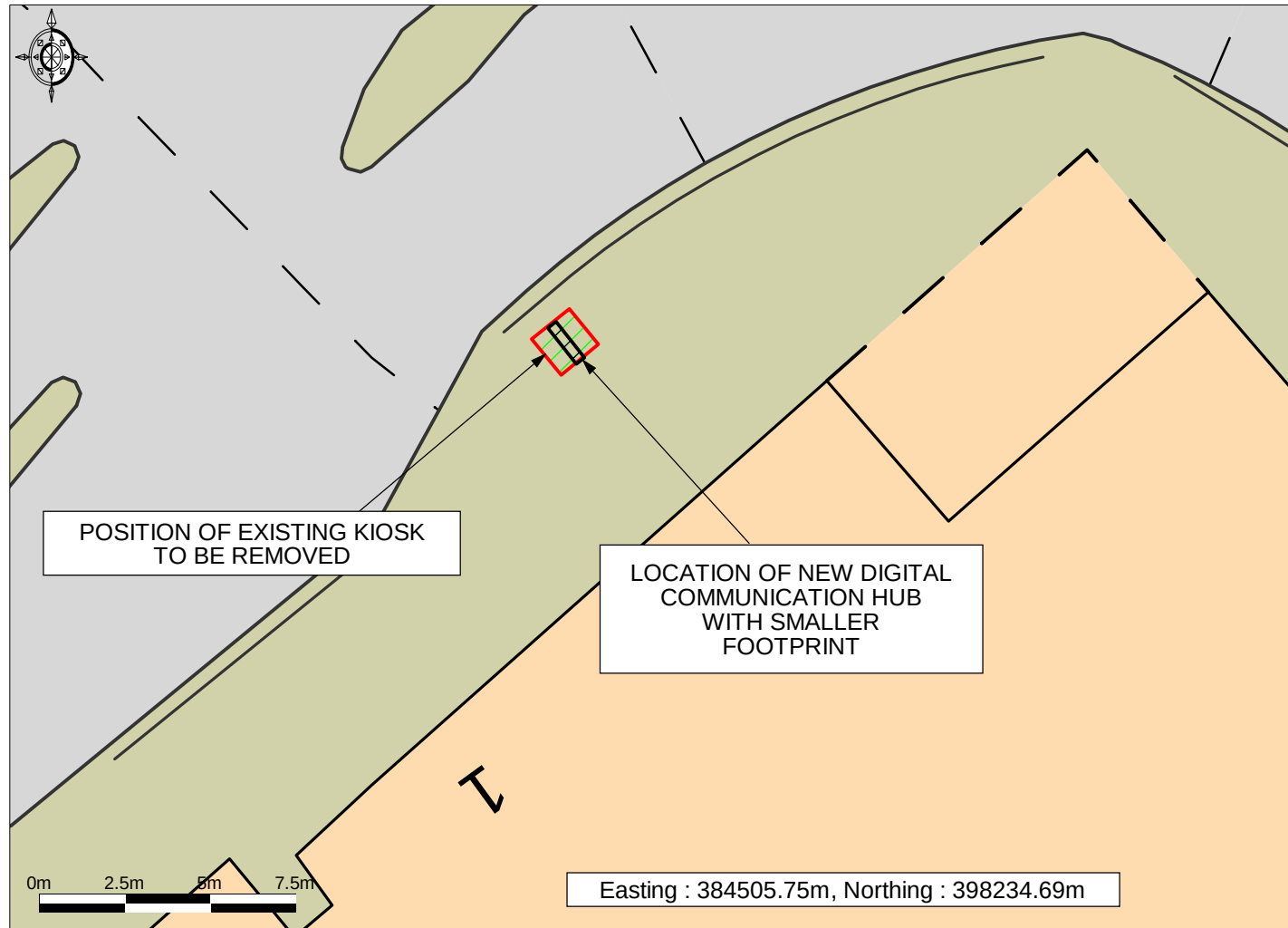
1. This consent refers only to that required under the Town and Country (Control of Advertisements) (England) Regulations 2007 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse consent or approval for the proposed development, or to grant consent or approval subject to conditions, he may appeal to the Secretary of State in accordance with section 78 of the Act as amended by the Regulations within eight weeks of the date of the notice of the decision.

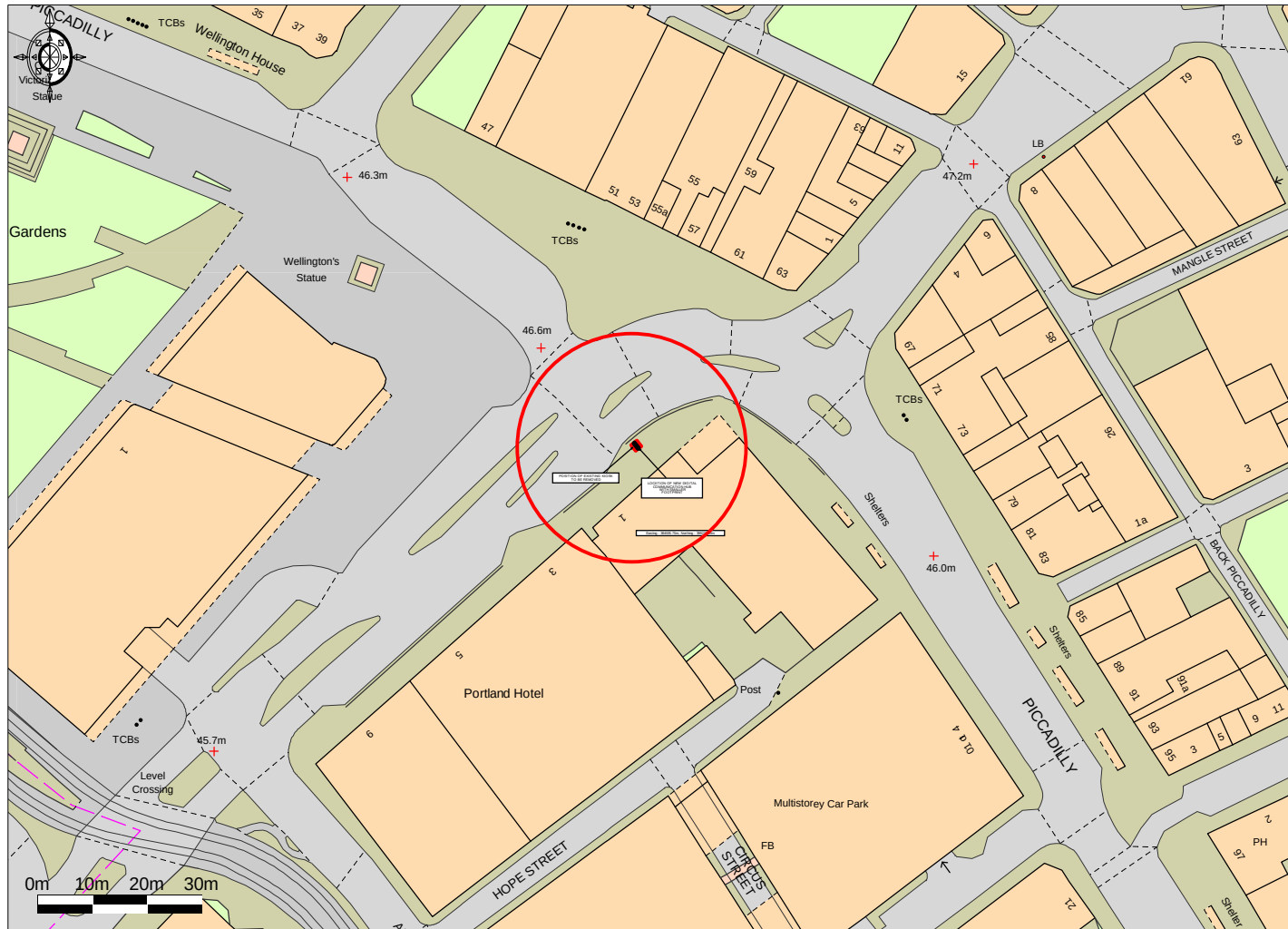
The Planning Inspectorate have introduced an online appeals available through the gov.uk website at www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.



Os No 1 Portland Street Manchester M1 3BE 1:1250



1 PORTLAND STREET—PROPOSED SITE LOCATION PHOTO



APPENDIX 3

Appeal Decision

Site visits made on 12 July 2018

by F Rafiq BSc (Hons), MCD, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8th November 2018

Appeal A Ref: APP/B4215/W/18/3195978

Telephone Kiosk, o/s 1 Portland Street, Junction Piccadilly, Manchester, M1 2BX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) Order 2015.
 - The appeal is made by Mr Matthew Coe (New World Payphones) against the decision of Manchester City Council.
 - The application Ref 116826/TEL/2017 dated 27 June 2017 was refused by notice dated 16 August 2017.
 - The development proposed is the installation of a telephone kiosk – replacement of existing kiosk with new design.
-

Appeal B Ref: APP/B4215/W/18/3195983

Basement Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) Order 2015.
 - The appeal is made by Mr Matthew Coe (New World Payphones) against the decision of Manchester City Council.
 - The application Ref 116827/TEL/2017 dated 27 June 2017 was refused by notice dated 16 August 2017.
 - The development proposed is the installation of a telephone kiosk – replacement of existing kiosk with new design.
-

Decisions:

Appeal A

1. The appeal is allowed and approval is granted under the provisions of Schedule 2, Part 16, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the siting and appearance of the installation of a telephone kiosk – replacement of existing kiosk with new design at Telephone Kiosk, o/s 1 Portland Street, Junction Piccadilly, Manchester, M1 2BX in accordance with the terms of the application Ref 116826/TEL/2017, dated 27 June 2017, and the plans submitted with it.

Appeal B

2. The appeal is allowed and approval is granted under the provisions of Schedule 2, Part 16, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the siting and appearance of the installation of a telephone kiosk – replacement of existing

kiosk with new design at Basement Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD in accordance with the terms of the application Ref 116827/TEL/2017, dated 27 June 2017, and the plans submitted with it.

Procedural Matters

3. As an electronic communications code operator, the appellant benefits from deemed planning permission for a proposed payphone kiosk under Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO), subject to prior approval by the local planning authority of siting and appearance. The appellant applied to the Council on that basis. The Council determined that prior approval was required and refused for the siting and appearance of the telephone kiosks subject to each of the two appeals.
4. The Council have made reference to various development plan policies. The principle of development is established by the GPDO and prior approval relating to paragraph A.3 of Schedule 2, Part 16, Class A of the GPDO includes no requirement that regard be had to the development plan. The provisions of the GPDO require the local planning authority to assess the proposed development solely upon the basis of its siting and appearance, taking into account any representations received. I, therefore, take account of the policies of the development plan and (any related guidance including a Supplementary Planning Document) in so far as they are a material consideration relevant to matters of siting and appearance.
5. The National Planning Policy Framework (Framework) deals with supporting high quality communications infrastructure, including applications for prior approval, and requires that local planning authorities must determine applications on planning grounds. As the principle of development is established by the GPDO, considerations such as need for the telephone kiosk are not a relevant matter.
6. A number of listed buildings are also situated in the vicinity of the appeal sites. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be paid to the desirability of preserving listed buildings and their settings. Both appeal sites are also situated outside of, but close to Conservation Areas. The Framework makes clear that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight attaches to the asset's conservation; the more important the asset, the greater that weight should be. Significance can be harmed through development within an asset's setting.
7. Various concerns have been raised on the impact advertisements on the kiosks would have. Whilst the Appellant states that the kiosks subject of each appeal would incorporate a digital advertisement, the construction of telephone kiosks and the display of advertisements are distinct and separate matters requiring different applications. Appeals A and B relate to the construction of a kiosk only and not any advertisement consent that may otherwise be required. I have determined the appeals on that basis.
8. Reference has been made to appeal decisions on other sites, but I am not aware of the full circumstances of those cases or the details of regeneration efforts and improvements to the environment taking place within the City Centre. I can confirm that I have considered these appeals on their own merits.

Main Issues

9. The main issues are whether or not approval should be given in respect of the siting and appearance of the developments, having regard to the character and appearance of the area, the setting of nearby heritage assets and the effect upon highway and pedestrian safety.

Reasons

10. The appeals relate to two free standing telephone kiosks that would consist of the same design. The dimensions given by the Appellant are 1096mm by 762mm and a height of 2499mm, with the Council stating they would be 1150mm by 750mm and a height of 2430mm. The dimensions are similar, and although the submitted 'Specification Document' does include the dimensions referenced by the Council, the plan containing the elevations within this document does give the dimensions stated by the Appellant, which I have therefore utilised.
11. The telephone kiosks would have some open sides and be constructed with a powder coated steel frame and safety glass or composite plastic material. The roof would have a curved form and be constructed in polycarbonate or other composite plastic material.

Appeal A

12. The telephone kiosk subject of this appeal would be situated on Piccadilly, close to the junction with Portland Street. The appeal site currently contains two kiosks which the proposal seeks to replace with a single kiosk. Reference has been made to the proposal being an unduly assertive and visually incongruous feature, but the proposal would result in a reduction in the number of kiosks. I note the prominent location of the proposal and was able to see that there are a number of bus shelters situated just to the north of the appeal site, which the proposal would be seen alongside. However, the proposed kiosk would not add clutter, but would result in less street furniture items than the existing position.
13. The Council have raised concerns on the proposal being a large structure with a rudimentary design. It would, however, have dimensions that are broadly similar to one of the existing kiosks that it seeks to replace, with only a small comparative increase in height. The curved roof and black powder coated finish of the proposed kiosk would also have a better relationship to the nearby bus shelters than the existing red telephone kiosks. I note the framing and solid supports, but the kiosk would be largely open on two sides and I do not therefore consider it would have an unduly heavy appearance.
14. Reference has been made to a number of listed buildings, but the nearest of these are located on the opposite side of Piccadilly. Given this separation, as well as the presence of other street furniture items closer to these listed buildings, I do not consider that there would be any undue harm to their setting. Similarly, the Stevenson Square Conservation Area is situated nearby, with the boundary running along the line of the vehicular carriageway on Piccadilly. For the reasons set out above, as well as the proposal representing a design improvement over the existing kiosks it is to replace, I find that there would be no harm to its setting.
15. Concern has been raised that the siting of the kiosk would provide increased opportunities for anti-social behaviour and crime. The open design of the

proposed kiosk would provide a good degree of natural surveillance, particularly given its location on Piccadilly and close to the junction with Portland Street. I note the concerns in relation to the lack of maintenance of existing phone kiosks and the potential for fly-posting, but I do not consider that, in terms of siting and appearance of the proposed kiosk, that it would be harmful in terms of anti-social behaviour and crime.

16. The appeal site, whilst being in a busy area, including heavy pedestrian footfall, would see the replacement of the existing kiosks with a single kiosk, that would have a reduced footprint. The width of the proposal would also be similar to the existing kiosks, and I do not find that it would unduly impede pedestrians relative to the existing position.
17. The siting of the telephone kiosk affecting sight lines has also been identified as a concern. The kiosk would however be set away from the kerb, and would have an open design such that there would only be a limited effect on sight lines and be an improvement relative to the two existing kiosks. I therefore consider there would be no harmful effect on the safety of highway users arising from the proposal.
18. I, therefore, conclude that the proposed kiosk with respect to its siting and appearance would not harm the character and appearance of the area including the setting of heritage assets or highway and pedestrian safety, which justifies the grant of prior approval.

Appeal B

19. Appeal B is for a telephone kiosk on Charlotte Street, close to the junction with Faulkner Street. The Council make reference to the proposal adding to street clutter, but it is unclear why this would be the case, as the proposed kiosk would replace an existing telephone kiosk on the appeal site and would broadly have the same dimensions as it.
20. The Council have also identified concerns relating to the standard nature of the product, with a simple utilitarian design that has no relationship to the design of existing street furniture. In the vicinity of the appeal site, there are a number of existing street furniture items such as street signs and a street light. These are dark coloured slender structures, and I consider the proposed open design kiosk, with a black finish would have a better relationship to the existing street furniture items than the more enclosed, red coloured existing kiosk. It would not appear unduly heavy based on the submitted information and its simple design would give it a modern and functional appearance.
21. There are a number of listed buildings close to the appeal site, but these are on the opposite side of Charlotte Street. The site is also outside the George Street Conservation Area, with the boundary running along the line of the vehicular carriageway on Charlotte Street. Given this separation, the presence of the existing kiosk, as well as the tall commercial building that is situated adjacent to the site on this side of Charlotte Street, I do not consider that there would be any harmful effect on the setting of the heritage assets.
22. I have considered the Council's concerns in relation to the siting and appearance of the proposal increasing crime and disorder in the area. The open design would however provide a good degree of natural surveillance that would not create an unsafe environment and would minimise anti-social

behaviour. I note the concerns in relation to the lack of maintenance of existing phone kiosks and the potential for fly-posting, but I do not consider that, in terms of siting and appearance, that the kiosk would be harmful in terms of anti-social behaviour and crime.

23. The appeal site, whilst not being located adjacent to existing bus shelters is situated on a busy city centre street. Reference has been made to the high pedestrian footfall and high vehicular activity on Charlotte Street, but as the proposal would replace a similar existing kiosk, the width of the available footway would only marginally be reduced, such that it would not cause material harm to pedestrian movements.
24. The telephone kiosk would be positioned towards the edge of the pavement, but given its dimensions and open design, there would only be a limited effect on sight lines. I do not therefore consider the appeal development would give rise to unacceptable harm in this respect.
25. I, therefore, conclude on this appeal that the proposed kiosk with respect to its siting and appearance would not harm the character and appearance of the area including the setting of heritage assets or highway and pedestrian safety, which justifies the grant of prior approval.

Conditions

26. The grant of prior approval for the kiosks would be subject to the standard conditions set out in Schedule 2, Part 16, Class A of the GPDO. Those conditions include an implementation timescale, accordance with the details submitted and removal of the structure/apparatus when no longer required for electronic telecommunications purposes.

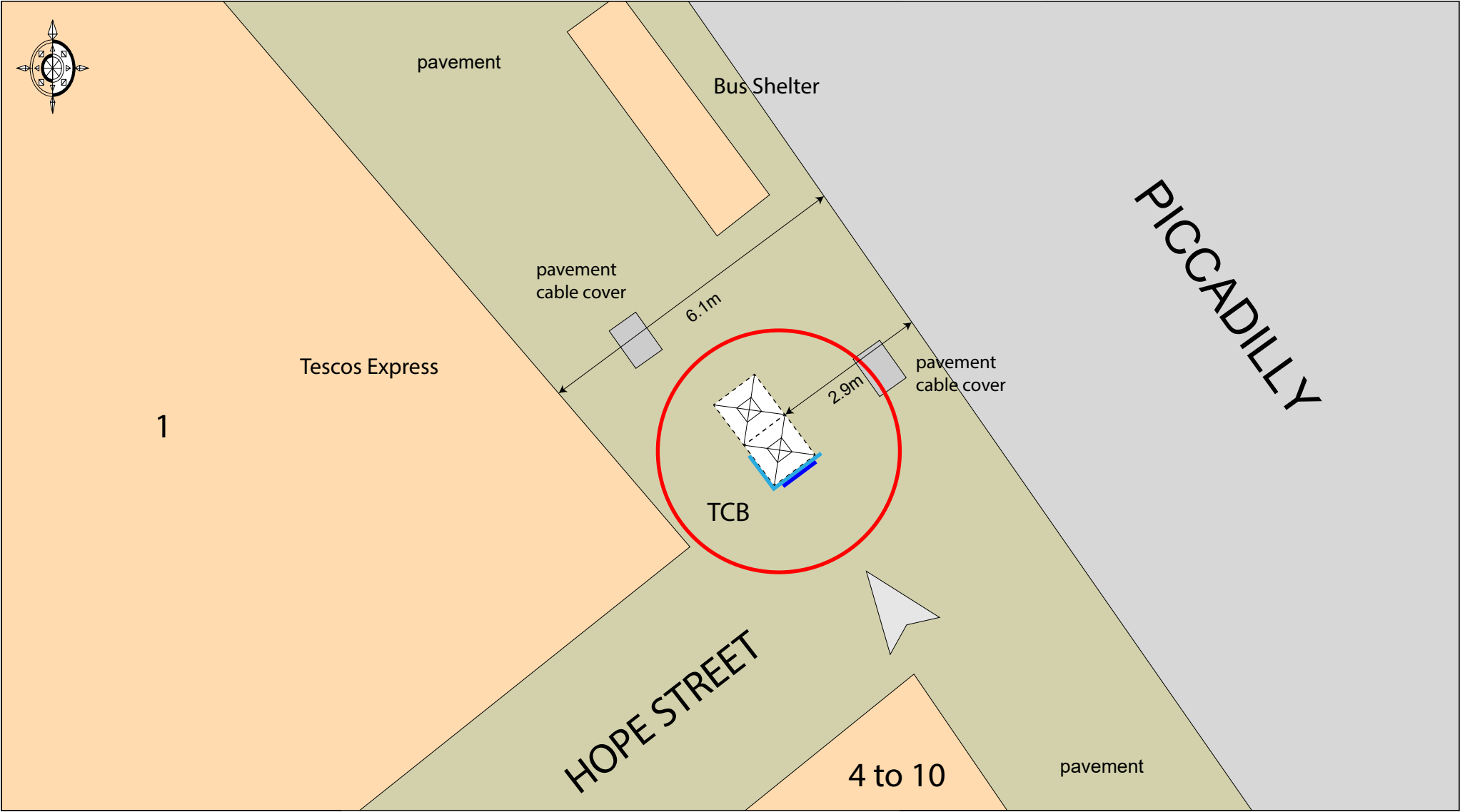
Conclusion

27. For the reasons given above and having regard to all matters raised, I conclude that the appeals should be allowed and prior approval granted subject to the standard conditions set out in Schedule 2, Part 16, Class A of the GPDO.

F Rafiq

INSPECTOR

NEW WORLD PAYPHONES



• Existing New World Kiosk: 935mm x 948mm



• Proposed Kiosk (1096mm width x 762 mm depth) with Digital Advertising Display (762mm width x 1650mm height)

Site:

Telephone Kiosk outside
1 Portland St Manchester M1 2BX

Title:

Site Plan

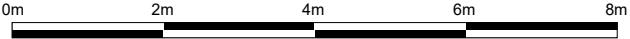
Date:

23 June 2017

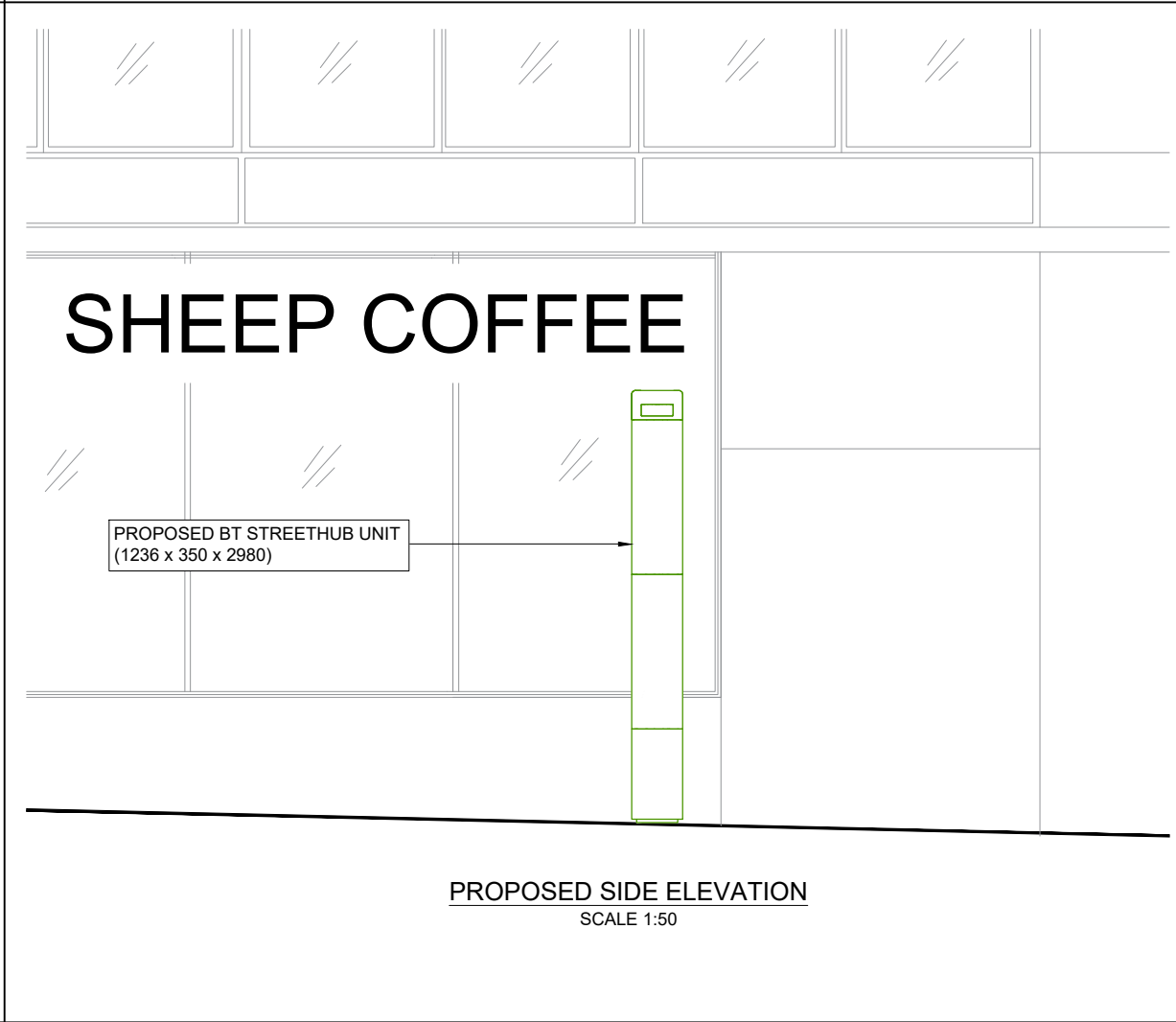
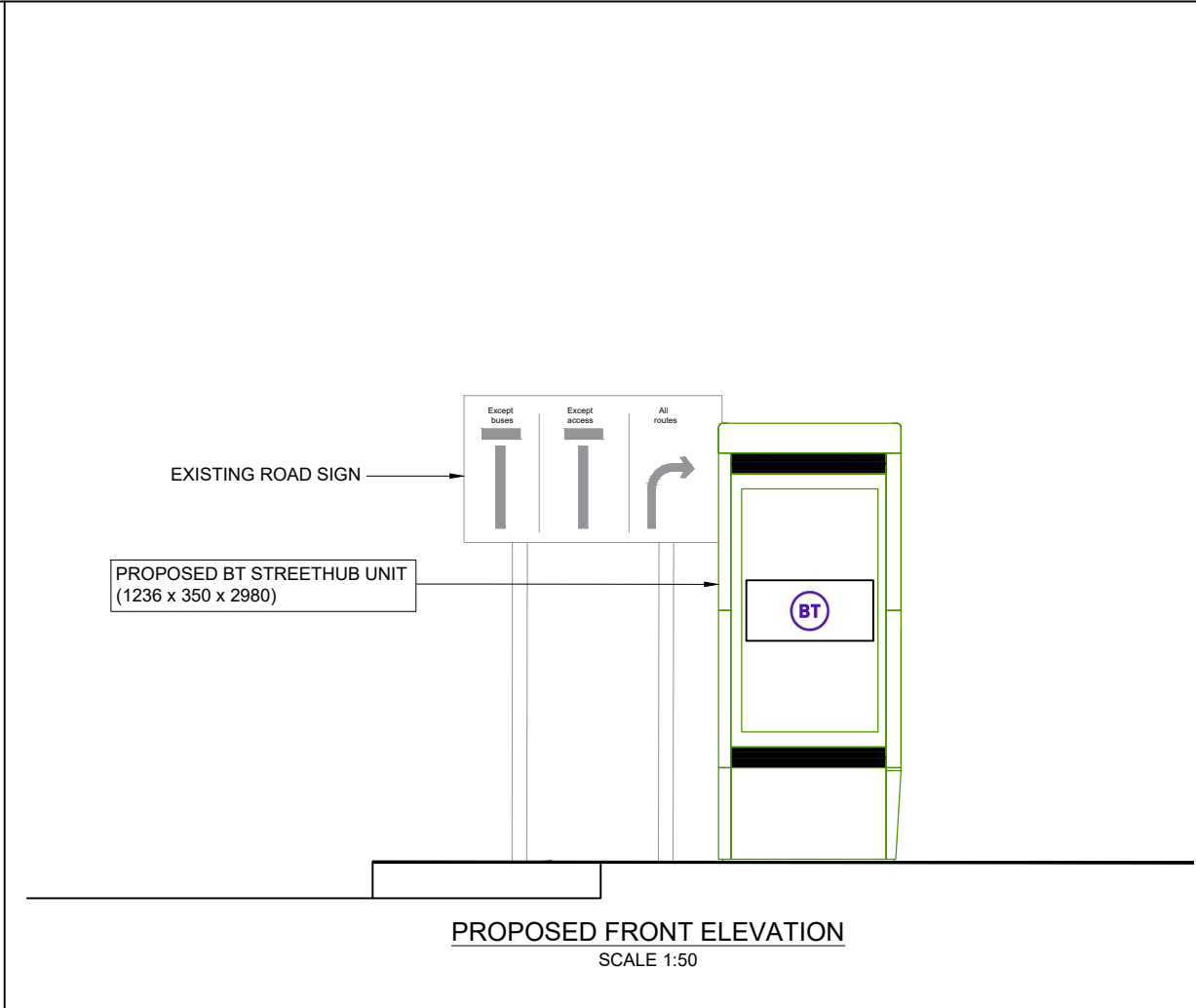
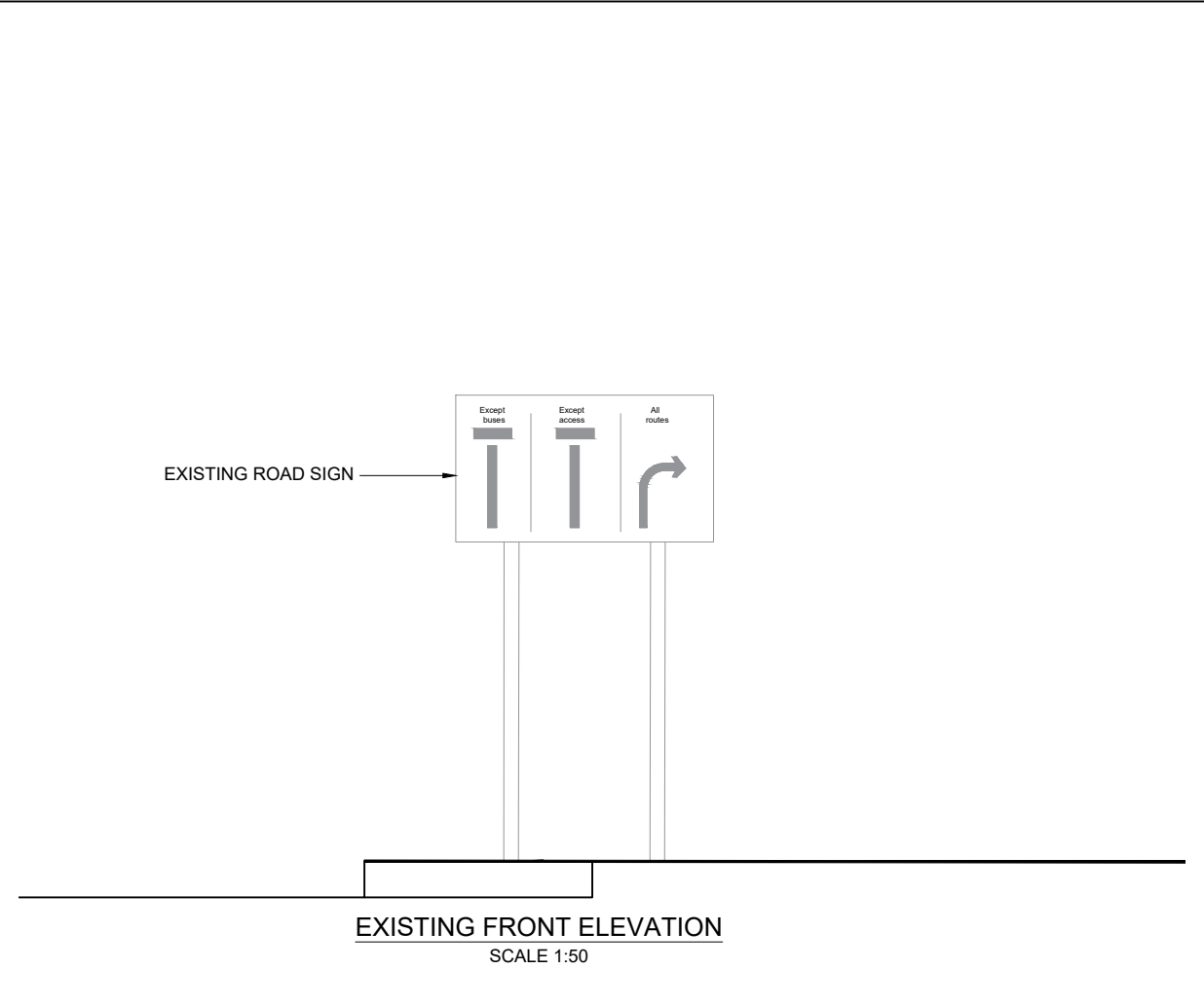
Dwg. No:

PY3150/001

Scale: 1:100@A4



APPENDIX 4



GENERAL NOTES				
Use written dimensions only, do not scale from drawing. Use latest revision of all referenced information.				
A	19.10.21	New BT Streethub Structure	ASE	JE
Rev	Date	Description	Drawn	Chkd
mono# MONO CONSULTANTS LIMITED 70-76 Steam Packet House Cross Street Manchester, M2 4JG t. 44 (0)161 839 8839 www.monoconsultants.com				
BT				
Drg Status PLANNING				
Cell No. & Name MAN027B				
Site Name & Address AYTOUN STREET (OS NO. 4, OPP JCN MINSHULL ST) M1 3BN				
Drawing Title EXISTING AND PROPOSED ELEVATIONS				
Scale 1:50		Date 19.10.2021		
Drawn By ASE		Checked By JE		
Drawing Number 003			Revision A	