

Planning

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Date: 18 January 2024

Dear Sir/Madam,

Town & Country Planning (General Permitted Development Order) (England) 2015 (as amended) Schedule 2, Part 16

Application No: 138645/TEL/2023

Prior approval application for the removal of the existing 3No. Antenna at 20m and replacement with a new Headframe supporting 12No. Antenna at 20m along with ancillary equipment thereto including Remote Radio Units (RRUs), Break Out Boxes (BOBs), 0.6m Dish and replacement Equipment Cabinets within a new 2.1m Palisade Fence Compound., at Cringlewood Social Club , Yewtree Lane, Manchester, M23 0DN

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 designed to minimise the impact upon visual amenity. The proposed Headframe supporting 12No. Antenna at 20m by reason of their siting bulk and appearance, would be unduly harmful to the character and visual amenity of the adjacent green space, the open environment of Cringlewood Social Club and the nearby residential properties. The proposed telecommunications equipment would therefore be contrary to policies DM1 and SP1 of the Manchester Core Strategy (2012), saved policy DC17.1 of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework (NPPF).

Should you wish to discuss this matter any further please contact Janet Lawless.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing