



MANCHESTER
CITY COUNCIL

Planning

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Mr Tom Gallivan
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Date: 30 January 2023

Dear Sir/Madam,

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

Application No: 135673/TEL/2022

**Erection of 20m street pole and additional equipment cabinets at Pavement To The
Front Of Barlow Medical Centre, Wilmslow Road, Manchester, M20 6UG**

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 and appearance would form a visually intrusive and dominant feature which would be harmful to the visual amenity of the area in particular the appearance of the street-scene and fails to preserve or enhance the character and appearance of the Didsbury St James Conservation Area or the designated heritage assets at the Former Didsbury Methodist Church, 781 Wilmslow Road and Former Administration Building At Didsbury Campus, Manchester Metropolitan University, 799 Wilmslow Road. As such, the proposed installation is considered contrary to saved policies DC17.1 and DC18.1 of the Unitary Development Plan for the City of Manchester, policies DM1, EN3 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Should you wish to discuss this matter any further please contact Robert Griffin.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing