



MANCHESTER
CITY COUNCIL

Planning

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Mr Tom Gallivan
Dot Surveying Ltd
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Date: 24 February 2023

Dear Sir/Madam,

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

Application No: 135937/TEL/2023

**Prior Approval for the installation of 17 metre high telecommunication mast and
associated equipment cabinets. at St Marys Road Opposite The Junction Off Old
Hall Lane Adjacent To Public Footpath, Manchester, M40 0AT**

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 the proposed installation has been sited and designed to minimise the impact upon visual amenity. The proposed telecommunication installation by reason of its siting, height, appearance and its relationship with the immediately facing windows of properties along St. Mary's Road, Marleyer Close and Dean Brook Close, would form a highly intrusive feature, which would be harmful to the visual amenity of occupants of these properties. As such, the proposed telecommunications equipment is 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 Steven McCoombe.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing