



MANCHESTER
CITY COUNCIL

Planning

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Mr Tom Gallivan
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14 Inverleith Place
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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: 135908/TEL/2023

Prior Approval application for the installation of a 15m high telecommunications mast together with associated equipment cabinet at Junction Of Cranmer Road And Fog Lane, Manchester, M20 6AW

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 visual amenity. The proposed telecommunication installation by reason of its height, sitting and appearance, would be unduly harmful to the character and visual amenity of the streetscene and 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 Adam Mitchell.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing