



MANCHESTER
CITY COUNCIL

Planning

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Ryan Marshall
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Date: 20 October 2022

Dear Sir/Madam,

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

Application No: 134892/TEL/2022

**Installation of 15.0 metre Monopole and associated ancillary works. at Trinity Way ,
Strangeways , Manchester , M3 1LD**

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 proposed 15 metre high monopole, by virtue of its siting, scale and appearance, would form a visually intrusive and dominant feature within the street scene along this important road route and add to the street clutter in the locality to the detriment of visual amenity. In addition, the proposal would undermine environmental improvements and the future regeneration aspirations within this part of the City Centre. As such, the proposal is contrary to policies DM1 and SP1 of the Manchester Core Strategy (2012), saved policies E3.3 and DC17.1 of the Unitary Development Plan for the City of Manchester (1995), The Guide to Development in Manchester (SPD) (2007), the National Planning Policy Framework and The Great Ducie Street SRF.

Should you wish to discuss this matter any further please contact Eve Woolstencroft.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing