



MANCHESTER
CITY COUNCIL

Planning

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Ryan Marshall
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Date: 13 October 2022

Dear Sir/Madam,

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

Application No: 134893/TEL/2022

**Prior Approval for the installation of 15 metre high telecommunication mast with
wrapround cabinet at base and associated ancillary works. at Pavement Adjacent To
Garage, Lightbowne Road, Manchester, M40 5EF**

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 to allow satisfactory pedestrian access along the host footway. The proposed telecommunication mast and associated cabinets would reduce the width of the footway to 1.9 metres which is considered unacceptable, with the potential to impede access for pedestrians, including the users of wheelchairs and pushchairs. 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 Steven McCoombe.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing