



MANCHESTER
CITY COUNCIL

Planning

Robert Griffin
Telephone: 0161 234 4527
robert.griffin@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr James Dodd
Clarke Telecom
Unit E Madison Place
Northampton Road
Manchester
M40 5AG

Date: 21 October 2022

Dear Sir/Madam,

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

Application No: 134901/TEL/2022

**Prior approval for the installation of a 18m high Telecommunications mast and
associated equipment and power cabinets at Footway At The North Eastern Corner
Of Lapwing Lane & Palatine Road Junction, Manchester, M20 6UR**

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 Ballbrook Conservation Area. 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