



MANCHESTER
CITY COUNCIL

Planning

Gerry Reilly
Telephone: 0161 234 4163
gerry.reilly@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Ben Gilpin
Gateley Hamer
1A Station Court
Station Road
Guiseley
LS20 8EY

Date: 7 October 2022

Dear Sir/Madam,

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

Application No: 134816/TEL/2022

**Prior Approval for the installation of 20 metre high street pole and associated
cabinets at Piccadilly Gardens, Parker Street, Manchester, M1 1AF**

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 20 metre high monopole, by virtue of its siting, scale and appearance, would form a visually intrusive and dominant feature within the street scene in this important location in the city centre together with having an unduly harmful impact on the setting of nearby listed buildings which would amount to less than substantial harm and there would not be the required public benefits to outweigh this. The proposal would also add to the street clutter in the locality to the detriment of visual amenity. In addition, there is insufficient footway width to accommodate the proposal which would be detrimental to pedestrian safety. As such, the proposal is contrary to policies CC9, EN1, EN3, 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.

Should you wish to discuss this matter any further please contact Gerry Reilly.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing