



MANCHESTER
CITY COUNCIL

Planning

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Mr Jamaal Hafiz
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Date: 1 August 2022

Dear Sir/Madam,

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

Application No: 134006/TEL/2022

Prior approval for the erection of a 20 metre high telecommunication monopole with 6 x antennae and associated GPS module, transmission dishes, remote radio units and ground level equipment cabinets enclosed with 2 metre high palisade fencing at Donkey Sanctuary , Green Fold, Manchester, M18 8XL

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, siting and appearance, would be unduly harmful to the character and visual amenity of the adjacent green space and the open environment of Debdale Park. 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 Ian Jarvis.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing