



MANCHESTER
CITY COUNCIL

Planning

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Mr Jamaal Hafiz
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Date: 21 July 2022

Dear Sir/Madam,

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

Application No: 134007/TEL/2022

Prior Approval for the installation of a 25-metre-high Lattice Tower supporting 12no Antennas; 2no GPS Modules; 5no 300mm Transmission Dishes; 36no. Remote Radio Units RRUs; together with 6no. equipment cabinets, 1no meter cabinet and ancillary development thereto including a 2.1m palisade fence with 1m wide access gate at Cheetham Hill Car Park, , Lower Car Park, Pimblett Street / Park Place, Manchester, M3 1FS

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 the proposed installation has been sited and designed to minimise the impact upon visual amenity or taken account of the changing character of this regeneration area. The proposed telecommunication installation by reason of its siting, height, appearance and its relationship with the immediate and emerging context, would form a highly intrusive feature, which would be harmful to the visual amenity together with failing to contribute positively to the evolving character of this neighbourhood of the city centre. As such, the proposed installation is 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) and the Great Ducie Street Strategic Regeneration Framework (2018)

Should you wish to discuss this matter any further please contact Steven McCoombe.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

