Planning

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Mr Ryan Milligan
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BT8 8AN

Date: 21 January 2026

Dear Sir/Madam,

Town & Country Planning (General Permitted Development Order) (England) 2015 (as amended) Schedule 2, Part 16
Application No: 144631/TEL/2025
Prior Approval for the installation of 20m telecommunications pole with 12 no. antennas and 3 no. associated cabinets. at Upper Brook North, Brunswick Street, Manchester, M13 9SR

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) By virtue of its siting and appearance, it is considered that the proposed mast would form a dominant, bulky and obtrusive vertical structure with an overly functional appearance in an open , low rise residential setting. It would be out of context in the street scene and detrimental to the character and appearance of the street environment, the surrounding residential area and the visual amenity of neighbouring residential occupiers. The proposed mast is contrary to Places for Everyone policies JP-Strat2, JP-C5 and JP-P1; Core Strategy policies SP1, EN1 and DM1; Saved UDP Policy DC17; and Sections 10 and 12 of the NPPF.

Should you wish to discuss this matter any further please contact Sam Elliott.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing