

Consultation list for appeal APP/B4215/W/22/3292150
Appeal at 7 Moor End, Manchester, M22 4JQ

Northenden Neighbourhood Forum,
Northenden Civic Society, 5 Corda Avenue, Northenden, Manchester, M22 4JX
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Councillor Mary Monaghan, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Sam Lynch, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Sarah Russell, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
1 Moor End, Manchester, M22 4JQ
11 Victoria Road, Northenden, Manchester, M22 4JP
13 Victoria Road, Northenden, Manchester, M22 4JP
15 Moor End, Manchester, M22 4JQ
15 Victoria Road, Northenden, Manchester, M22 4JP
17 Victoria Road, Northenden, Manchester, M22 4JP
1A Moor End, Manchester, M22 4JQ
3 Moor End, Manchester, M22 4JQ
3A Moor End, Manchester, M22 4JQ
5 Moor End, Manchester, M22 4JQ
5A Moor End, Manchester, M22 4JQ
9 Moor End, Manchester, M22 4JQ
Crown Inn, 19 Ford Lane, Manchester, M22 4WE
First Floor, Parkway House, Palatine Road, Manchester, M22 4DB
Ground Floor, Parkway House, Palatine Road, Manchester, M22 4DB
Parkway House, Palatine Road, Manchester, M22 4DB
Second Floor, Parkway House, Palatine Road, Manchester, M22 4DB



Planning

Robert Tyrer
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robert.tyrer@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 23 March 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 131474/FO/2021

Planning Inspectorate reference: APP/B4215/W/22/3292150

Appellant's name: Harkalm Investments Ltd

Development: Change of use from place of worship (Use Class F1(f) to day nursery (Use Class E(f), with associated provision of cycle and scooter stands and erection of acoustic fence

Location: 7 Moor End, Manchester, M22 4JQ

Appeal start date: 23 March 2022

I am writing to inform you that an appeal has been made in respect of the above matter.

The appeal follows the refusal of the City Council to grant planning permission for the above-mentioned development. The reasons for refusing the application are as follows:

- 1) The proposed use as day nursery is considered to be unacceptable due to the detrimental impact the use would have on the residential amenity of the occupiers of surrounding properties, including from internal and external use of the site, in terms of activity associated with, traffic generation and increased comings and goings to a single property in a predominantly residential area. The proposed use is therefore considered to be contrary to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site inspection by the Inspector, appointed by the Planning Inspectorate, to decide this appeal.

The purpose of this letter is to give you the opportunity of making your views known to the Inspector.

If you have already commented on the application, we will send a copy of your comments to the Planning Inspectorate and a copy to the Appellant. If you wish to make any additional or new comments, you can do so online using the Planning Casework Service at <https://acp.planninginspectorate.gov.uk/> or in writing directly to the Planning Inspectorate (enclosing three copies if possible) to the following address: The Planning Inspectorate, 3/21 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will however, ensure that your letter is passed on to the Inspector dealing with the appeal. Please ensure that any representations, which you wish to

make on this appeal, are received by the Planning Inspectorate by the **27 April 2022**, otherwise there is a risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk> and on the Council's website.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Robert Tyrer using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing