Consultation list for appeal APP/B4215/W/21/3283576
Appeal at 305-311 Oldham Road, Manchester, M40 7PS

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support, Hammerstone Road, Manchester, M18 8EQ
MCC Flood Risk Management,
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road, Central Park, Manchester, M40 5BP
Councillor Carmine Grimshaw, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor June Hitchen, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor John Flanagan, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
29 Droitwich Road, Manchester, M40 8ED
3 Johnson's Square, Manchester, M40 7QW
1 Johnson's Square, Manchester, M40 7QW
Flat 7, Johnson House, 327 Oldham Road, Manchester, M40 7PS
Flat 6, Johnson House, 327 Oldham Road, Manchester, M40 7PS
Flat 5, Johnson House, 327 Oldham Road, Manchester, M40 7PS
Flat 4, Johnson House, 327 Oldham Road, Manchester, M40 7PS
Flat 3, Johnson House, 327 Oldham Road, Manchester, M40 7PS
Flat 2, Johnson House, 327 Oldham Road, Manchester, M40 7PS
Flat 1, Johnson House, 327 Oldham Road, Manchester, M40 7PS
325 Oldham Road, Manchester, M40 7PS
Johnson Square, Oldham Road, Manchester, M40 7PS
3 Droitwich Road, Manchester, M40 8ED
47 Droitwich Road, Manchester, M40 8ED
41 Droitwich Road, Manchester, M40 8ED
35 Droitwich Road, Manchester, M40 8ED
23 Droitwich Road, Manchester, M40 8ED
15 Droitwich Road, Manchester, M40 8ED
9 Droitwich Road, Manchester, M40 8ED
1 Droitwich Road, Manchester, M40 8ED
45 Droitwich Road, Manchester, M40 8ED
43 Droitwich Road, Manchester, M40 8ED
39 Droitwich Road, Manchester, M40 8ED
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11 Droitwich Road, Manchester, M40 8ED
7 Droitwich Road, Manchester, M40 8ED
5 Droitwich Road, Manchester, M40 8ED

MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 19 January 2022

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 130090/FO/2021
Planning Inspectorate reference: APP/B4215/W/21/3283576
Appellant's name: Mr Riaz - Ul - Haq Ghafoor
Development: Change of use of former factory to a car show room and associated MOT garage (sui generis) together with associated elevational alterations
Location: 305-311 Oldham Road, Manchester, M40 7PS
Appeal start date: 18 January 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 would have a detrimental impact upon the living conditions of adjoining residential occupiers by way of unacceptable levels of activity, vehicle movements and general noise and disturbance. The proposed uses combined would result in an over intensification of the use of the site, with excessive levels of noise, disturbance and activity within the proposed building and around its ancillary car parking and servicing areas. The proposed use is therefore contrary to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.
2) The proposed development by reason of its siting, massing, scale and design, would create a visually intrusive feature in the street-scene, along the key radial route of Oldham Road. It is therefore considered that the development represents an inappropriate form of design that fails to improve the character and appearance of Oldham Road, to the detriment of visual amenity. As such the development is considered contrary to saved policy E3.3 of the Unitary Development Plan for the City of Manchester, policies EN1, DM1 and SP1 of the Manchester Core Strategy, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework (NPPF).

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 **22 February 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 Janine Renshaw-Livesey using the details above.

Yours sincerely,



Julie Roscoe
Director of Planning, Building Control & Licensing