

Consultation list for appeal APP/B4215/Z/21/3288312
Appeal at 71 Wellington Street, Manchester, M18 8BE

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Greater Manchester Ecology Unit, Council Offices, Wellington Road, Ashton-under-Lyne,
OL6 6DL

Councillor John Hughes, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA

Councillor Julie Reid, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA

Councillor Afia Kamal, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA

9 Jessop Street, Manchester, M18 8TZ

7 Jessop Street, Manchester, M18 8TZ

5 Jessop Street, Manchester, M18 8TZ

3 Jessop Street, Manchester, M18 8TZ

10 Sheerness Street, Manchester, M18 8TY

8 Sheerness Street, Manchester, M18 8TY

6 Sheerness Street, Manchester, M18 8TY

4 Sheerness Street, Manchester, M18 8TY

2 Sheerness Street, Manchester, M18 8TY

2A Jessop Street, Manchester, M18 8TZ

Flat 2, 2B Jessop Street, Manchester, M18 8TZ

Flat 1, 2B Jessop Street, Manchester, M18 8TZ

2 Jessop Street, Manchester, M18 8TZ

79 Wellington Street, Manchester, M18 8BE

77A Wellington Street, Manchester, M18 8BE

77 Wellington Street, Manchester, M18 8BE

75A Wellington Street, Manchester, M18 8BE

75 Wellington Street, Manchester, M18 8BE

73A Wellington Street, Manchester, M18 8BE

73 Wellington Street, Manchester, M18 8BE

5 Sheerness Street, Manchester, M18 8TY

3 Sheerness Street, Manchester, M18 8TY

1 Sheerness Street, Manchester, M18 8TY

9 Roxburgh Street, Manchester, M18 8WX

7 Roxburgh Street, Manchester, M18 8WX

5 Roxburgh Street, Manchester, M18 8WX

8 - 10 Cross Lane, Manchester, M18 8WA

6 Cross Lane, Manchester, M18 8WA

Kings Dental Centre, Unit 3, Gorton District Centre, Garratt Way, Manchester, M18 8HE

AGE CONCERN MANCHESTER, Units 1 To 2, Gorton District Centre, Garratt Way,
Manchester, M18 8HE

Gorton District Centre, Garratt Way, Manchester, M18 8HE

Subway, Garratt Way, Manchester, M18 8LD

Coopers Family Butchers, Unit 10 To 12, Gorton Retail Market, Garratt Way, Manchester,
M18 8LD

Unit 9, Gorton Retail Market, Garratt Way, Manchester, M18 8LD

Unit 8, Gorton Retail Market, Garratt Way, Manchester, M18 8LD

Unit 7, Gorton Retail Market, Garratt Way, Manchester, M18 8LD

Unit 6, Gorton Retail Market, Garratt Way, Manchester, M18 8LD

Unit 5, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 4, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 3, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 2, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 1, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Gorton Retail Market, Garratt Way, Manchester, M18 8LD
46 Wellington Street, Manchester, M18 8LJ
9 Cross Lane, Manchester, M18 8DD
7 Cross Lane, Manchester, M18 8DD
5 Cross Lane, Manchester, M18 8DD
1 Cross Lane, Manchester, M18 8DD
Flat 2, 3 Cross Lane, Manchester, M18 8DD
Flat 1, 3 Cross Lane, Manchester, M18 8DD
67 Wellington Street, Manchester, M18 8TX
65 Wellington Street, Manchester, M18 8TX
63 Wellington Street, Manchester, M18 8TX
Flat 1, 61 Wellington Street, Manchester, M18 8TX
Flat 2, 61 Wellington Street, Manchester, M18 8TX



Planning

Ian Jarvis
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ian.jarvis@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 24 January 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 131394/AOH/2021

Planning Inspectorate reference: APP/B4215/Z/21/3288312

Appellant's name: Mr Richard Page

Development: Removal of 4no. existing 48 sheet poster displays with external illumination and replacement with 2no. 48 sheet illuminated digital displays, on 1.65 metre high panels with associated illuminated logo displays, and associated new landscaping works and tree planting

Location: 71 Wellington Street, Manchester, M18 8BE

Appeal start date: 24 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 advertisement consent for the above-mentioned development. The reasons for refusing the application are as follows:

- 1) The proposed advertising display would by virtue of its size, location, design, appearance and levels of luminance, have a detrimental impact on visual amenity thereby constituting an unduly obtrusive, incongruous and over dominant feature within the streetscene and in a prominent location on Wellington Street and close to the junction of Wellington Street and Cross Lane, two heavily trafficked roads. The proposal would therefore have an unacceptable and detrimental impact on the amenity of the area and be contrary to government guidance contained in chapter 12 of the National Planning Policy Framework, the Core Strategy for the City of Manchester in particular policies EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management) and SP1 (Spatial Principles) and saved policies DC15.1 and DC15.2 (Advertisements, Hoardings and Posters) of the Unitary Development Plan.

The appeal will be determined on the basis of the Commercial Appeals Service (CAS).

We will forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request in writing directly to the Planning Inspectorate within 4 weeks of the appeal's starting date. Please note there is no opportunity to make further representations at the appeal stage.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Ian Jarvis 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