

**Consultation list for appeal APP/B4215/C/22/3292609**  
**Appeal at The Loft, Unit F Hillbit House, New Street, Manchester, M40 8AW**

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  
Greater Manchester Ecology Unit, Council Offices, Wellington Road, Ashton-under-Lyne,  
OL6 6DL  
Network Rail, 1st Floor , Square One, 4 Travis Street, Manchester, M1 2NY  
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  
Top Flat, 622 Oldham Road, Manchester, M40 8BA  
Flat Above, 4 Hulme Hall Lane, Manchester, M40 8AZ  
First Floor Unit 1, 1 Beckford Street, Manchester, M40 5AE  
501 Oldham Road, Manchester, M40 5AA  
12 New Street, Manchester, M40 8AA  
571 Oldham Road, Manchester, M40 5AF  
Unit 6, Beckford Street, Manchester, M40 5AE  
Unit 5, Beckford Street, Manchester, M40 5AE  
Canal Side Works, Hulme Hall Lane, Manchester, M40 8AZ  
59 Canada Street, Manchester, M40 8AF  
80 Canada Street, Manchester, M40 8AE  
65 Canada Street, Manchester, M40 8AF  
51 Canada Street, Manchester, M40 8AF  
Manchester North Ambulance Station, 1 Canada Street, Manchester, M40 8AF  
Unit 1, Beckford Street, Manchester, M40 5AE  
622 Oldham Road, Manchester, M40 8BA  
Duo Plastics Ltd, Vickers Street, Manchester, M40 8PU  
640 - 642 Oldham Road, Manchester, M40 8BA  
628 Oldham Road, Manchester, M40 8BA  
630 - 632 Oldham Road, Manchester, M40 8BA  
Unit 1D, Hillbit House, New Street, Manchester, M40 8AW  
Unit 1B, Hillbit House, New Street, Manchester, M40 8AW  
Unit 1F, Hillbit House, New Street, Manchester, M40 8AW  
Unit 1C, Hillbit House, New Street, Manchester, M40 8AW  
Unit 1E, Hillbit House, New Street, Manchester, M40 8AW  
Unit 1A, Hillbit House, New Street, Manchester, M40 8AW  
34 Irlam Street, Manchester, M40 2AB  
47 Canada Street, Manchester, M40 8AF  
Unit 5, Providence Works, Norton Street, Newton Heath, Manchester, M40 8HA  
Unit 8A, Providence Works, Norton Street, Newton Heath, Manchester, M40 8HA  
Ground Floor Unit 1 Snack Bar, 1 Beckford Street, Manchester, M40 5AE  
1 Beckford Street, Manchester, M40 5AE  
Norton Tyres, Norton Street, Newton Heath, Manchester, M40 8HD

55 Canada Street, Manchester, M40 8AF  
 41 Canada Street, Manchester, M40 8AF  
 19 Canada Street, Manchester, M40 8AF  
 53 Canada Street, Manchester, M40 8AF  
 61 Canada Street, Manchester, M40 8AF  
 Unit 11, Providence Works, Norton Street, Newton Heath, Manchester, M40 8HA  
 Warehouse Rear Of 497, Oldham Road, Manchester, M40 5AA  
 Ian Michael Auctioneers, New Street, Manchester, M40 8AW  
 City Auto Gas Manchester, Norton Street, Newton Heath, Manchester, M40 8HD  
 Decco Ltd, Hulme Hall Lane, Manchester, M40 8YD  
 29 Canada Street, Manchester, M40 8AF  
 Unit 7A, Providence Works, Norton Street, Newton Heath, Manchester, M40 8HA  
 Unit 2, Beckford Street, Manchester, M40 5AE  
 27 Canada Street, Manchester, M40 8AF  
 25 New Street, Manchester, M40 8AB  
 27 New Street, Manchester, M40 8AB  
 706 Oldham Road, Manchester, M40 2AA  
 58 Canada Street, Manchester, M40 8AE  
 Walking With The Wounded, 46 Canada Street, Manchester, M40 8AE  
 23 Canada Street, Manchester, M40 8AF  
 Unit 4, Providence Works, Norton Street, Newton Heath, Manchester, M40 8HA  
 Units 1 And 3, Providence Works, Norton Street, Newton Heath, Manchester, M40 8HA  
 CENTRAL HYDRAULICS, Unit 6, Providence Works, Norton Street, Newton Heath, Manchester, M40 8EH  
 1A Beckford Street, Manchester, M40 5AE  
 Unit 10, Hillbit House, New Street, Manchester, M40 8AW  
 Unit 4, Hillbit House, New Street, Manchester, M40 8AW  
 74 Canada Street, Manchester, M40 8AE  
 48 Canada Street, Manchester, M40 8AE  
 31 Canada Street, Manchester, M40 8AF  
 17 New Street, Manchester, M40 8AB  
 Unit 5, Hillbit House, New Street, Manchester, M40 8AW  
 Unit 2, Hillbit House, New Street, Manchester, M40 8AW  
 Unit 3, Hillbit House, New Street, Manchester, M40 8AW  
 Unit 8 And Unit 9, Hillbit House, New Street, Manchester, M40 8AW  
 Unit 6, Hillbit House, New Street, Manchester, M40 8AW  
 Unit 7, Hillbit House, New Street, Manchester, M40 8AW  
 Unit 12, Hillbit House, New Street, Manchester, M40 8AW  
 Unit 3A, Hillbit House, New Street, Manchester, M40 8AW  
 Unit 11, Hillbit House, New Street, Manchester, M40 8AW  
 497 Oldham Road, Manchester, M40 5AA  
 495 Oldham Road, Manchester, M40 5AA  
 A M Proos And Sons Ltd, Norton Street, Newton Heath, Manchester, M40 8HD  
 Flat 1, 3 Beckford Street, Manchester, M40 5AE  
 Flat 2, 3 Beckford Street, Manchester, M40 5AE  
 Harden Works, Oldham Road, Manchester, M40 8AG  
 Unit 9, Providence Works, Norton Street, Newton Heath, Manchester, M40 8HA  
 Providence Works, Norton Street, Newton Heath, Manchester, M40 8EH  
 Hillbit House, New Street, Manchester, M40 8AW  
 4 Hulme Hall Lane, Manchester, M40 8AZ  
 60 Canada Street, Manchester, M40 8AE

67 Canada Street, Manchester, M40 8AF  
45 Canada Street, Manchester, M40 8AF  
57 Canada Street, Manchester, M40 8AF  
Walking With The Wounded, 42 Canada Street, Manchester, M40 8AE  
40 Canada Street, Manchester, M40 8AE  
54 Canada Street, Manchester, M40 8AE  
50 Canada Street, Manchester, M40 8AE  
52 Canada Street, Manchester, M40 8AE  
Unit 7, Providence Works, Norton Street, Newton Heath, Manchester, M40 8HA  
Pioneer Concrete (uk) Ltd, Norton Street, Newton Heath, Manchester, M40 8HD  
66 Canada Street, Manchester, M40 8AE  
88 Canada Street, Manchester, M40 8AE  
39 Canada Street, Manchester, M40 8AF  
17 Canada Street, Manchester, M40 8AF  
43 Canada Street, Manchester, M40 8AF  
37 Canada Street, Manchester, M40 8AF  
72 Canada Street, Manchester, M40 8AE  
33 Canada Street, Manchester, M40 8AF  
15 Canada Street, Manchester, M40 8AF  
84 Canada Street, Manchester, M40 8AE  
35 Canada Street, Manchester, M40 8AF  
64 Canada Street, Manchester, M40 8AE  
13 Canada Street, Manchester, M40 8AF  
76 Canada Street, Manchester, M40 8AE  
78 Canada Street, Manchester, M40 8AE  
70 Canada Street, Manchester, M40 8AE  
86 Canada Street, Manchester, M40 8AE  
Unit 3A, Beckford Street, Manchester, M40 5AE  
Unit 3, Beckford Street, Manchester, M40 5AE  
Unit 16, Beckford Street, Manchester, M40 5AE  
Manchester Cabins Ltd, Harden Works, Oldham Road, Manchester, M40 8AG  
Ground Floor, Unit 1, Beckford Street, Manchester, M40 5AE  
Norton Car Sales Limited, Unit 10, Providence Works, Norton Street, Newton Heath, Manchester, M40 8HA  
Unit 8, Providence Works, Norton Street, Newton Heath, Manchester, M40 8HA  
Unit 7, Beckford Street, Manchester, M40 5AE  
Unit 8, Beckford Street, Manchester, M40 4AE  
Warehouse, Beckford Street, Manchester, M40 5AJ  
Norton Salvage, Drewett Street, Manchester, M40 8AA  
25 Canada Street, Manchester, M40 8AF  
62 Canada Street, Manchester, M40 8AE  
68 Canada Street, Manchester, M40 8AE  
29 New Street, Manchester, M40 8AB  
23 New Street, Manchester, M40 8AB  
2 Hulme Hall Lane, Manchester, M40 8AZ  
624 - 626 Oldham Road, Manchester, M40 8BA  
33 New Street, Manchester, M40 8AB  
19 New Street, Manchester, M40 8AB  
31 New Street, Manchester, M40 8AB  
6 Hulme Hall Lane, Manchester, M40 8AZ  
21 New Street, Manchester, M40 8AB



Planning

Jennifer Atkinson  
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jennifer.atkinson@manchester.gov.uk

P O Box 532 Town Hall  
Manchester M60 2LA

The Owner/Occupier

Date: 4 March 2022

Dear Sir/Madam,

**Town & Country Planning Act 1990**

**Planning application reference:** 132291/FO/2021

**Planning Inspectorate reference:** APP/B4215/C/22/3292609

**Appellant's name:** Oliver Keenan Ryder

**Development:** Retrospective application for the continued use of premises as a Cultural Event's Space (Use Class Sui Generis) together with associated elevational alterations and installation of enclosed staircase

**Location:** The Loft, Unit F Hillbit House, New Street, Manchester, M40 8AW

**Appeal start date:** 23 February 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 creation of a Cultural Event's Space (Use Class Sui Generis) at Unit 1 Hillbit House has resulted in the loss of employment land within the Central Park Strategic Employment Location and created a use which undermines the area as an employment destination. The application has also failed to demonstrate that the use of the building would be unviable or unsuitable for other employment purposes or offer any other greater benefit to the City of Manchester. This is contrary to policies SP1, EC1, EC2, EC3 and EC5 of the Manchester Core Strategy (2012) and saved policy EM5 of the Unitary Development Plan for the City of Manchester (1995).
- 2) The Cultural Events Space creates increased noise, disturbance and activity in the surrounding area from comings and goings together with noise outbreak from the premises, at sensitive hours of the day, which would have an unduly harmful impact on residential amenity particularly residential properties along Canada Street and New Street. The use also contributes to on street parking congestion and conflicts with available on street parking and servicing for the surrounding employment uses which would have an unduly harmful on the local business community. This is contrary to the provisions of policy SP1 and DM1 of the Manchester Core Strategy (July 2012), saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework.

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 **6 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 Jennifer Atkinson using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe  
Director of Planning, Building Control & Licensing