

Consultation list for appeal APP/B4215/W/21/3285778
Appeal at Palatine Road , West Didsbury, Manchester, M20 6UT,

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Blackburn Park Conservation Society, 22 Pine Road, Didsbury, Manchester, M20 6UZ
West Didsbury Residents Association, Via Email
Transport For Greater Manchester, 2 Piccadilly Place, Manchester, M1 3BN
Councillor Rebecca Moore, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Chris Wills, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Becky Chambers, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Second Floor Flat, 108 Palatine Road, Manchester, M20 3ZA
Northern Lawn Tennis And Squash Club, Palatine Road, Manchester, M20 3YA
Ground Floor, 99 Palatine Road, Manchester, M20 3JQ
Flat 7, 119 Palatine Road, Manchester, M20 3YA
Flat 6, 119 Palatine Road, Manchester, M20 3YA
Flat 5, 119 Palatine Road, Manchester, M20 3YA
Flat 4, 79 Palatine Road, Manchester, M20 3LJ
Flat 4, 119 Palatine Road, Manchester, M20 3YA
Flat 3, 119 Palatine Road, Manchester, M20 3YA
Flat 2, 35 Ballbrook Avenue, Manchester, M20 3JG
Flat 2, 119 Palatine Road, Manchester, M20 3YA
Flat 1, 35 Ballbrook Avenue, Manchester, M20 3JG
Flat 1, 119 Palatine Road, Manchester, M20 3YA
First Floor Flat, 108 Palatine Road, Manchester, M20 3ZA
First Floor, 99 Palatine Road, Manchester, M20 3JQ
Craig House, 33 Ballbrook Avenue, Manchester, M20 3JG
Basement, 99 Palatine Road, Manchester, M20 3JQ
99 Palatine Road, Manchester, M20 3JQ
97 Lapwing Lane, Manchester, M20 6UR
95 Lapwing Lane, Manchester, M20 6UR
93 Lapwing Lane, Manchester, M20 6UR
91 Lapwing Lane, Manchester, M20 6UR
119 Palatine Road, Manchester, M20 3YA
114 Palatine Road, Manchester, M20 3ZA
108 Palatine Road, Manchester, M20 3ZA
106 Palatine Road, Manchester, M20 3YB



Planning

Robert Griffin
Telephone: 0161 234 4527
robert.griffin@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 3 December 2021

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 130969/TEL/2021

Planning Inspectorate reference: APP/B4215/W/21/3285778

Appellant's name: CK Hutchison Networks (UK) Ltd

Development: Proposed telecommunications installation of 15m Monopole with wrapround cabinet at base and associated ancillary works

Location: Palatine Road , West Didsbury, Manchester, M20 6UT,

Appeal start date: 3 December 2021

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 City Council is not satisfied that this development has been sited and designed to minimise the impact upon visual amenity of the area. The proposed telecommunication installation by reason of its height, siting and appearance would form a visually intrusive and dominant feature which would be harmful to the visual amenity of the area in particular the appearance of the street-scene and fails to preserve or enhance the character and appearance of the Blackburn Park Conservation Area. As such, the proposed installation is considered contrary to saved policies DC17.1 and DC18.1 of the Unitary Development Plan for the City of Manchester, policies DM1, EN3 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).
- 2) The proposed development, due to its siting and size, would result in the existing footway serving the West Didsbury Metrolink Stop being reduced in width which would have a detrimental impact on pedestrian movement. The proposal would therefore have an unacceptable impact on highway and pedestrian safety. As such, the proposed installation is considered contrary to policies DM1 and SP1 of the Manchester Core Strategy (2012), saved policy DC17.1 of the Unitary Development Plan for the City of Manchester (1995) 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 **7 January 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 Griffin 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