

Consultation list for appeal APP/B4215/Z/21/3284278
Appeal at 11 Derby Street, Manchester, M8 8QE

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Councillor Naeem-Ul Hassan, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Shaukat Ali, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Shazia Butt, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Second Floor, 144 Cheetham Hill Road, Manchester, M8 8PZ
First Floor, 144 Cheetham Hill Road, Manchester, M8 8PZ
First Floor, 142B Cheetham Hill Road, Manchester, M8 0PF
Ground Floor Rear, 142C Cheetham Hill Road, Manchester, M8 8PZ
13 - 15 Stocks Street, Manchester, M8 8GW
First Floor, 142C Cheetham Hill Road, Manchester, M8 8PZ
Ground Floor Front, 142C Cheetham Hill Road, Manchester, M8 8PZ
Ground Floor, 142 Cheetham Hill Road, Manchester, M8 8PZ
142B Cheetham Hill Road, Manchester, M8 8PZ
First Floor, 142 Cheetham Hill Road, Manchester, M8 8PZ
96 - 108 Stocks Street, Manchester, M8 8QH
Ground Floor, 144 Cheetham Hill Road, Manchester, M8 8PZ
150 Cheetham Hill Road, Manchester, M8 8PZ
Ground Floor, 142D Cheetham Hill Road, Manchester, M8 8PZ
First Floor, 142D Cheetham Hill Road, Manchester, M8 8PZ
142D Cheetham Hill Road, Manchester, M8 8PZ
142 Cheetham Hill Road, Manchester, M8 8PZ
Ground Floor, 11 Derby Street, Manchester, M8 8QE
First Floor, 11 Derby Street, Manchester, M8 8QE
148 Cheetham Hill Road, Manchester, M8 8PZ
Central Gurdwara, 32 Derby Street, Manchester, M8 8RY
152 Cheetham Hill Road, Manchester, M8 8PZ
40 - 42 Stocks Street, Manchester, M8 8QJ
146 Cheetham Hill Road, Manchester, M8 8PZ
142C Cheetham Hill Road, Manchester, M8 8PZ
144 Cheetham Hill Road, Manchester, M8 8PZ



The Owner/Occupier

Date: 24 January 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 131338/AO/2021

Planning Inspectorate reference: APP/B4215/Z/21/3284278

Appellant's name: Miss Shayheda Butt

Development: Installation of 7 x non illuminated poster signs to building

Location: 11 Derby Street, Manchester, M8 8QE

Appeal start date: 21 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 posters would, by virtue of its location, design, number, and appearance, have a cumulatively detrimental impact on visual amenity thereby constituting an over dominant feature within the streetscene. The proposal would therefore have an unacceptable and detrimental impact on the amenity and character of the area contrary to the National Planning Policy Framework (NPPF), the Town and Country Planning (Control of Advertisements) Regulations 2007, saved policies DM1 and SP1 of the Manchester Core Strategy and saved policies DC15.1 and DC15.2 of the Unitary Development Plan for the City of Manchester.

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 Katie Raw using the details above.

Yours sincerely,



Julie Roscoe
Director of Planning, Building Control & Licensing