

Consultation list for appeal APP/B4215/W/21/03287357
Appeal at 18 Bury Old Road, Manchester, M8 9JN

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road,
Central Park, Manchester, M40 5BP
Councillor Nasrin Ali, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Fiaz Riasat, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Flat 3, 589A Cheetham Hill Road, Manchester, M8 9JE
Flat 4, 591B Cheetham Hill Road, Manchester, M8 5EJ
Flat 3, 591B Cheetham Hill Road, Manchester, M8 5EJ
Flat 2, 591B Cheetham Hill Road, Manchester, M8 5EJ
Flat 1, 591B Cheetham Hill Road, Manchester, M8 5EJ
591A Cheetham Hill Road, Manchester, M8 5EJ
591 Cheetham Hill Road, Manchester, M8 5EJ
Flat 2, 589A Cheetham Hill Road, Manchester, M8 9JE
Flat 1, 589A Cheetham Hill Road, Manchester, M8 9JE
Poundstretcher, 20 Bury Old Road, Manchester, M8 5BN
United Garage, St Mark's Lane, Manchester, M7 4FE
Crumpsall Clinic, Humphrey Street, Manchester, M8 9JS
First Floor And Second Floor, 585 Cheetham Hill Road, Manchester, M8 9JE
Black Resource Centre Adjacent 8, Bury Old Road, Manchester, M8 9JN
12 - 16 Bury Old Road, Manchester, M8 9JN
589B Cheetham Hill Road, Manchester, M8 9JE
R/o, 595 Cheetham Hill Road, Manchester, M8 5EJ
589A Cheetham Hill Road, Manchester, M8 9JE
Iceland Frozen Foods, 22 Bury Old Road, Manchester, M8 5BN
Worldwide Foods, Crescent Road, Manchester, M8 9JX
599 Cheetham Hill Road, Manchester, M8 5EJ
585 Cheetham Hill Road, Manchester, M8 9JE
587 Cheetham Hill Road, Manchester, M8 9JE
593 Cheetham Hill Road, Manchester, M8 5EJ
597 Cheetham Hill Road, Manchester, M8 5EJ
589 Cheetham Hill Road, Manchester, M8 9JE
595 Cheetham Hill Road, Manchester, M8 5EJ



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 20 January 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 128922/FO/2020

Planning Inspectorate reference: APP/B4215/W/21/03287357

Appellant's name: Mr Khan

Development: Retrospective application for the installation of a canopy to the Bury Old Road elevation, together with elevational alterations and installation of roller shutters.

Location: 18 Bury Old Road, Manchester, M8 9JN

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 canopy, by virtue of its position forward of the main building line to Bury Old Road, coupled with the use of materials, creates an unduly intrusive and unattractive feature in the street-scene along a key radial route, to the detriment of visual amenity. The proposed development is therefore contrary to saved policy E3.3 of the Unitary Development Plan for the City of Manchester, policies DM1, EN1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).
- 2) The proposed roller shutters to the front and side elevations of the host building, together with the associated external, box housing, is of an intrusive, negative appearance, which by virtue of their prominence, design and use of unsympathetic, solid materials, has detrimental impact on the character and appearance of the street scene, adjacent to a key arterial route. This in turn fails to improve the character and quality of the area in which the premises located. As such, the proposal is contrary to saved policy E3.3 of the Unitary Development Plan for the City of Manchester, policies DM1, EN1 and SP1 of the Manchester Core Strategy 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 Steven McCoombe 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