

Consultation list for appeal APP/B4215/W/21/3283172
Appeal at Land Off Eastwood Road, New Moston, M40 4TB

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Neighbourhood Team Leader (Arboriculture), Room 3 Block D, Hooper Street Depot, Off
Midland Street, Manchester, M12 6LA
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
Councillor Paula Appleby, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Yasmine Dar, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Julie Connolly, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Store Rear Of 54, Eastwood Road, Manchester, M40 3TF
Rose Cottage, Hawthorn Road, Manchester, M40 3RJ
Moss Cottage, Hawthorn Road, Manchester, M40 3RJ
Flat, 52 Eastwood Road, Manchester, M40 3TF
Flat 5, 48 Eastwood Road, Manchester, M40 3TF
Flat 4, 48 Eastwood Road, Manchester, M40 3TF
Flat 3, 48 Eastwood Road, Manchester, M40 3TF
Flat 2, 48 Eastwood Road, Manchester, M40 3TF
Flat 1, 48 Eastwood Road, Manchester, M40 3TF
9 Edith Cliff Walk, Manchester, M40 3TH
8 Edith Cliff Walk, Manchester, M40 3TH
8 Eastwood Avenue, Manchester, M40 3TJ
7 Edith Cliff Walk, Manchester, M40 3TH
61 Eastwood Road, Manchester, M40 3TE
6 Edith Cliff Walk, Manchester, M40 3TH
6 Eastwood Avenue, Manchester, M40 3TJ
59 Parkfield Road North, Manchester, M40 3TB
59 Eastwood Road, Manchester, M40 3TE
57 Parkfield Road North, Manchester, M40 3TB
57 Eastwood Road, Manchester, M40 3TE
56 Eastwood Road, Manchester, M40 3TF
55 Parkfield Road North, Manchester, M40 3TB
55 Eastwood Road, Manchester, M40 3TE
53 Parkfield Road North, Manchester, M40 3TB
53 Eastwood Road, Manchester, M40 3TE
52 Eastwood Road, Manchester, M40 3TF
51 Parkfield Road North, Manchester, M40 3TB
5 Edith Cliff Walk, Manchester, M40 3TH
49 Parkfield Road North, Manchester, M40 3TB
46 Eastwood Road, Manchester, M40 3TF
4 Edith Cliff Walk, Manchester, M40 3TH
4 Eastwood Avenue, Manchester, M40 3TJ

4 48 eastwood road, new moston, manchester, m40 3tf
36 Hawthorn Road, Manchester, M40 3RH
34 Hawthorn Road, Manchester, M40 3RH
32 Hawthorn Road, Manchester, M40 3RH
30 Hawthorn Road, Manchester, M40 3RH
3 Edith Cliff Walk, Manchester, M40 3TH
26 Hawthorn Road, Manchester, M40 3RH
2 Edith Cliff Walk, Manchester, M40 3TH
2 Eastwood Avenue, Manchester, M40 3TJ
18 Eastwood Avenue, Manchester, M40 3TJ
16 Edith Cliff Walk, Manchester, M40 3TH
16 Eastwood Avenue, Manchester, M40 3TJ
14 Edith Cliff Walk, Manchester, M40 3TH
14 Eastwood Avenue, Manchester, M40 3TJ
12 Edith Cliff Walk, Manchester, M40 3TH
12 Eastwood Avenue, Manchester, M40 3TJ
11 Edith Cliff Walk, Manchester, M40 3TH
10 Edith Cliff Walk, Manchester, M40 3TH
10 Eastwood Avenue, Manchester, M40 3TJ
1 Edith Cliff Walk, Manchester, M40 3TH



Planning

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janine.renshaw-
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 2 December 2021

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 129905/FO/2021

Planning Inspectorate reference: APP/B4215/W/21/3283172

Appellant's name: Mr & Mrs Heavens

Development: Erection of a pair of semi-detached properties with associated car parking, landscaping and boundary treatment

Location: Land Off Eastwood Road, New Moston, M40 4TB

Appeal start date: 2 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 erection of a pair of two storey semi-detached properties by virtue of their siting, scale and appearance together with the limited access arrangements and relationship with surrounding properties would result in a cramped form of development and an over intensive use of the site which would be out of character with the pattern of development in the local area. The proposed properties would also appear overly dominant and oppressive within the plot and would give overlooking resulting in a loss of privacy to surrounding properties. The development would therefore have an unduly harmful impact on visual and residential amenity and fail to make a positive contribution to the local area which is contrary to policies SP1, EN1, H1 and DM1 of the Manchester Core Strategy (2012) and the advice given in the Guide to Development in Manchester SPD (2007) 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 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 Janine Renshaw-Livesey 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