

**Consultation list for appeal APP/B4215/W/21/3288174**  
**Appeal at 55 Slack Road, Manchester, M9 8NJ**

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  
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road,  
Central Park, Manchester, M40 5BP  
Councillor Sandra Collins, C/o Member's Services, P O Box 532, Town Hall Extension,  
Manchester M60 2LA  
Councillor Joanne Green, C/o Member's Services, P O Box 532, Town Hall Extension,  
Manchester M60 2LA  
Councillor Patrick Karney, C/o Member's Services, P O Box 532, Town Hall Extension,  
Manchester M60 2LA  
1 Connington Avenue, Manchester, M9 8BA  
1 Marshbrook Drive, Manchester, M9 8NN  
10 Bankwood Court, Marshbrook Drive, Manchester, M9 8NH  
12 Bankwood Court, Marshbrook Drive, Manchester, M9 8NH  
2 Bankwood Court, Marshbrook Drive, Manchester, M9 8NH  
22 Moss House Terrace, Manchester, M9 8GU  
3 Marshbrook Drive, Manchester, M9 8NN  
4 Bankwood Court, Marshbrook Drive, Manchester, M9 8NH  
41 Frederick Terrace, Slack Road, Manchester, M9 8GT  
43 Frederick Terrace, Slack Road, Manchester, M9 8GT  
45 Frederick Terrace, Slack Road, Manchester, M9 8GT  
5 Marshbrook Drive, Manchester, M9 8NN  
57 Slack Road, Manchester, M9 8NJ  
59 Slack Road, Manchester, M9 8NJ  
6 Bankwood Court, Marshbrook Drive, Manchester, M9 8NH  
61 Slack Road, Manchester, M9 8NJ  
63 Slack Road, Manchester, M9 8NJ  
65 Slack Road, Manchester, M9 8NJ  
67 Slack Road, Manchester, M9 8NJ  
69 Slack Road, Manchester, M9 8NJ  
7 Marshbrook Drive, Manchester, M9 8NN  
8 Bankwood Court, Marshbrook Drive, Manchester, M9 8NH



**Planning**

Janet Lawless  
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P O Box 532 Town Hall  
Manchester M60 2LA

The Owner/Occupier

Date: 31 January 2022

Dear Sir/Madam,

**Town & Country Planning Act 1990**

**Planning application reference:** 129865/FO/2021

**Planning Inspectorate reference:** APP/B4215/W/21/3288174

**Appellant's name:** Mr Nurul Haque & Mrs Foujia Akther

**Development:** Erection of three storey dwellinghouse (Class C3) to side garden, together with associated landscaping and boundary treatment

**Location:** 55 Slack Road, Manchester, M9 8NJ

**Appeal start date:** 31 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) 1) The proposed development, by reason of its design and siting, would be out of character with the historic pattern of development in the area and result in an incongruous feature in the streetscene. It would therefore be detrimental to existing levels of visual amenity enjoyed on Slack Road and contrary to Policies SP1 and DM1 in the Manchester Core Strategy, the National Planning Policy Framework and National Design Guide.
- 2) The proposal seeks to locate an additional residential property in the garden space of no. 55 Slack Road. Due to the size of the plot, the layout of the site and the scale and massing of the proposed building, it is considered that this would result in unacceptable intensification and cramped overdevelopment of the site, out of character with the pattern of development in the area and with a negative impact on visual and residential amenity, contrary to Policies SP1, EN1 and DM1 of the Core Strategy and advice given in the Guide to Development in Manchester.
- 3) The first and second floor windows in the rear elevation of the proposed dwellinghouses would have a detrimental impact upon the levels of residential amenity enjoyed by the residents of the adjoining properties, namely nos. 55 Slack Road and Court, due to the perception of overlooking and a sense of intrusion, contrary to Policy DM1 in the Core Strategy Development Plan Document for Manchester.

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 March 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 Janet Lawless 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