

**Consultation list for appeal APP/B4215/W/21/3286191**

**Appeal at Vita Student , 13 Jack Rosenthal Street , Manchester , M15 4RB**

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ

Environmental Health, Environmental And Public Protection City Wide Support,

Hammerstone Road, Manchester, M18 8EQ

Councillor Joan Davies, C/o Member's Services, P O Box 532, Town Hall Extension,  
Manchester M60 2LA

Councillor Marcus Johns, C/o Member's Services, P O Box 532, Town Hall Extension,  
Manchester M60 2LA

Councillor William Jeavons, C/o Member's Services, P O Box 532, Town Hall Extension,  
Manchester M60 2LA

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

Bate And Taylor Architects, Macintosh House, 4A Cambridge Street, Manchester, M1 5GG

Flat 92, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 86, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 74, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 70, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 68, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 67, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 61, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 59, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 51, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 48, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 47, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 38, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 37, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 26, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 21, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 100, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 78, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 43, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 39, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 28, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 14, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG

Flat 96, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 91, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 83, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 75, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 73, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 72, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 63, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 54, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 53, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 82, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 76, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 49, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 33, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

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Flat 89, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 87, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 85, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 69, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 66, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 65, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 64, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 60, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 46, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 40, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 31, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 29, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 18, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 16, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 15, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 11, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG  
Flat 7, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG  
15 Jack Rosenthal Street, Manchester, M15 4RA  
Flat 1004, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 926, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 905, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 811, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 725, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 714, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 710, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 704, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 701, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 625, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 610, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 524, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 521, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 520, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 512, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 425, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 419, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 413, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 321, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 223, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 318, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 301, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 226, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 206, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 1020, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 121, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 112, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 102, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 1017, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1016, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1014, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 925, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 904, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG

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Flat 824, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 801, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 722, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 720, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 712, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 623, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 620, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 616, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 611, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 607, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 605, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 602, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 526, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 523, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 510, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 507, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
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Flat 501, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 415, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 410, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 407, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 401, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 307, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 327, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 314, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 309, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 306, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 304, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 303, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 302, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 225, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 220, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 213, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 212, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 210, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 204, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 127, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 125, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 123, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 117, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 116, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Sixth Floor, 1 Tony Wilson Place, Manchester, M15 4FN  
Second Floor, 1 Tony Wilson Place, Manchester, M15 4FN  
Fifth Floor, 1 Tony Wilson Place, Manchester, M15 4FN  
Fourth Floor, 1 Tony Wilson Place, Manchester, M15 4FN  
Third Floor, 1 Tony Wilson Place, Manchester, M15 4FN  
First Floor, 1 Tony Wilson Place, Manchester, M15 4FN  
Ground Floor, 1 Tony Wilson Place, Manchester, M15 4FN  
1 Tony Wilson Place, Manchester, M15 4FN  
Jacobs, 5 First Street, Manchester, M15 4GU  
3 Tony Wilson Place, Manchester, M15 4FN

Kettlebell Kitchen, 11 Jack Rosenthal Street, Manchester, M15 4RA  
9 Jack Rosenthal Street, Manchester, M15 4RA  
7 Jack Rosenthal Street, Manchester, M15 4RA  
The Gasworks Brewbar, 5 Jack Rosenthal Street, Manchester, M15 4RA  
WOOD Manchester, 3 Jack Rosenthal Street, Manchester, M15 4RA  
Arch 67, Whitworth Street West, Manchester, M1 5WQ  
Arch 66, Whitworth Street West, Manchester, M1 5WW  
BUNNY JACKSON'S, 1 Jack Rosenthal Street, Manchester, M15 4RA  
Hotspur House, 2 Gloucester Street, Manchester, M1 5QR



**Planning**

Eve Woolstencroft  
Telephone: 0161 234 4533  
eve.woolstencroft@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:** 131282/TEL/2021

**Planning Inspectorate reference:** APP/B4215/W/21/3286191

**Appellant's name:** MBNL

**Development:** Proposed rooftop telecommunications Installation and associated ancillary works.

**Location:** Vita Student , 13 Jack Rosenthal Street , Manchester , M15 4RB

**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:

2) Insufficient information has been provided to assess and understand the siting, design and appearance of the proposed telecommunications equipment and the impact its installation would have on the appearance of the building and visual amenity from range of short and long range views and from surrounding roads. Opportunities to minimise these identified impacts have not been robustly evidenced to a satisfactory degree. For these reasons, the proposed installation would be contrary to guidance within the National Planning Policy Framework, policies DM1 (Development Management), and SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage) of the Adopted Core Strategy for the City of Manchester and saved policies DC17.1 (Telecommunications) of the Unitary Development Plan 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 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 Eve Woolstencroft 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