

Consultation list for appeal APP/B4215/Z/21/3282962
Appeal at Land At Pin Mill Brow, Manchester, M12 6AE

High Speed Two (HS2) Limited, One Canada Square, London, E14 5AB
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 Adele Douglas, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Jon-Connor Lyons, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Sam Wheeler, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Unit D, Aldow Enterprise Park, Blackett Street, Manchester, M12 6AE
Unit E, Aldow Enterprise Park, Blackett Street, Manchester, M12 6AE
Unit C, Aldow Enterprise Park, Blackett Street, Manchester, M12 6AE
2 Pin Mill Brow, Manchester, M12 6EH



The Owner/Occupier

Date: 4 October 2021

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 130832/AO/2021

Planning Inspectorate reference: APP/B4215/Z/21/3282962

Appellant's name: Mr Richard Page

Development: Erection of a 48-sheet internally illuminated sequential digital advertising display

Location: Land At Pin Mill Brow, Manchester, M12 6AE

Appeal start date: 4 October 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 proposed advertisement hoarding, when viewed in conjunction with the existing advertisement adjacent to the proposal site, would contribute to advertisement clutter within a prominent location adjacent to Pin Mill Brow as a major radial route to the City Centre. The proposal would therefore have an unacceptable and detrimental cumulative impact on the visual amenity of the area and be contrary to policies EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management) and SP1 (Spatial Principles) of the Core Strategy for the City of Manchester in particular and saved policies DC15.1 and DC15.2 (Advertisements, Hoardings and Posters) of the Unitary Development Plan and government guidance contained in chapter 12 of the National Planning Policy Framework.

This appeal will be determined on the basis of written representations in accordance with the Commercial Appeals Service (CAS) procedure.

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 can do this online at <https://acp.planninginspectorate.gov.uk> or by writing to the Planning Inspectorate, Temple Quay House, 2 The Square Bristol BS1 6PN within 4 weeks of the appeal's starting date. **Please note there is no opportunity to make further representations at the appeal stage**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

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', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing