Consultation list for appeal APP/B4215/W/21/3274790
Appeal at 319 Brooklands Road, Manchester, M23 9HE

Brooklands Residents Action Group, 175 Framingham Road, Sale, M33 3RQ
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
United Utilities Water PLC, 1st Floor Thrilmere House, Lingley Green Avenue, Warrington, WA5 3LP
Greater Manchester Archaeological Advisory Service, College Of Science & Technology, Room 307 Adelphi House, Adlephi Street, University Of Salford, Salford, M3 6EN
Greater Manchester Ecology Unit, Council Offices, Wellington Road, Ashton-under-Lyne, OL6 6DL
Councillor Sue Cooley, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Glynn Evans, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Julia Baker-Smith, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
11 Fairwood Road, Manchester, M23 9JR
12 Fairwood Road, Manchester, M23 9JR
14 Fairway Avenue, Manchester, M23 9JP
14 Fairwood Road, Manchester, M23 9JR
16 Fairway Avenue, Manchester, M23 9JP
16 Fairwood Road, Manchester, M23 9JR
18 Fairwood Road, Manchester, M23 9JR
20 Fairwood Road, Manchester, M23 9JR
22 Fairwood Road, Manchester, M23 9JR
25 Fairway Avenue, Manchester, M23 9JP
27 Fairway Avenue, Manchester, M23 9JP
29 Fairway Avenue, Manchester, M23 9JP
3 Bridge Road, Timperley, WA15 6UH
305 Brooklands Road, Brooklands, Manchester, M23 9HE
306 Brooklands Road, Manchester, M23 9HB
307 Brooklands Road, Brooklands, Manchester, M23 9HE
308 Brooklands Road, Manchester, M23 9HB
309 Brooklands Road, Brooklands, Manchester, M23 9HE
31 Fairway Avenue, Manchester, M23 9JP
310 Brooklands Road, Manchester, M23 9HB
311 Brooklands Road, Brooklands, Manchester, M23 9HE
312 Brooklands Road, Manchester, M23 9HB
314 Brooklands Road, Manchester, M23 9HB
316 Brooklands Road, Manchester, M23 9HB
318 Brooklands Road, Manchester, M23 9HB
332 Brooklands Road, Manchester, M23 9HB
5 Bridge Road, Timperley, WA15 6UH

7 Bridge Road, Timperley, WA15 6UH
9 Bridge Road, Timperley, WA15 6UH
Flat 1, Brook Houses, Oakleigh Court, Timperley, WA15 6UQ
Flat 1, Park Houses, Oakleigh Court, Timperley, WA15 6UH
Flat 2, Brook Houses, Oakleigh Court, Timperley, WA15 6UQ
Flat 2, Park Houses, Oakleigh Court, Timperley, WA15 6UH
Flat 3, Brook Houses, Oakleigh Court, Timperley, WA15 6UQ
Flat 3, Park Houses, Oakleigh Court, Timperley, WA15 6UH
Flat 4, Brook Houses, Oakleigh Court, Timperley, WA15 6UQ
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Flat 6, Park Houses, Oakleigh Court, Timperley, WA15 6UH
Flat 7, Brook Houses, Oakleigh Court, Timperley, WA15 6UQ
Flat 8, Brook Houses, Oakleigh Court, Timperley, WA15 6UQ
Flat 9, Brook Houses, Oakleigh Court, Timperley, WA15 6UQ

MANCHESTER CITY COUNCIL

Planning

David Lawless
Telephone: 0161 234 4543
david.lawless@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 12 July 2021

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 126542/FO/2020
Planning Inspectorate reference: APP/B4215/W/21/3274790
Appellant's name: On Point Developments Ltd
Development: Erection of 2 x 2 storey dwellings (3 bed) and 5 x 3 storey dwellings (4 bed) following demolition of existing property
Location: 319 Brooklands Road, Manchester, M23 9HE
Appeal start date: 8 July 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 development, by reason of its 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 Brooklands Road and Fairwood Road and contrary to Policies SP1 and DM1 in the Manchester Core Strategy and guidance contained within the National Planning Policy Framework and National Design Guide.
> 2) The proposed development, due to its design, scale and massing would be out of character with the urban context within which it is located. It would therefore be detrimental to existing levels of visual amenity enjoyed on Brooklands Road and Fairwood Road and contrary to Policies SP1 and DM1 in the Manchester Core Strategy and guidance contained within the National Planning Policy Framework and National Design Guide.

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 **12 August 2021**, 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 David Lawless using the details above.

Yours sincerely,



Julie Roscoe
Director of Planning, Building Control & Licensing