Consultation list for appeal APP/B4215/Z/20/3264956
Appeal at 71 Wellington Street, Manchester, M18 8BE

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Councillor John Hughes, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Julie Reid, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Afia Kamal, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Kings Dental Centre, Unit 3, Gorton District Centre, Garratt Way, Manchester, M18 8HE
James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 9, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 8, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 7, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 6, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 5, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 4, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 3, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 2, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 2, 61 Wellington Street, Manchester, M18 8TX
Flat 2, 3 Cross Lane, Manchester, M18 8DD
Flat 10, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 1, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 1, 61 Wellington Street, Manchester, M18 8TX
Flat 1, 3 Cross Lane, Manchester, M18 8DD
AGE CONCERN MANCHESTER, Units 1 To 2, Gorton District Centre, Garratt Way, Manchester, M18 8HE
9 Cross Lane, Manchester, M18 8DD
8 Roxburgh Street, Manchester, M18 8WX
8 - 10 Cross Lane, Manchester, M18 8WA
77A Wellington Street, Manchester, M18 8BE
77 Wellington Street, Manchester, M18 8BE
75A Wellington Street, Manchester, M18 8BE
75 Wellington Street, Manchester, M18 8BE
73A Wellington Street, Manchester, M18 8BE
73 Wellington Street, Manchester, M18 8BE
7 Cross Lane, Manchester, M18 8DD
67 Wellington Street, Manchester, M18 8TX
65 Wellington Street, Manchester, M18 8TX
63 Wellington Street, Manchester, M18 8TX
6 Cross Lane, Manchester, M18 8WA
59 Wellington Street, Manchester, M18 8TX
5 Cross Lane, Manchester, M18 8DD
46 Wellington Street, Manchester, M18 8LJ
1 Cross Lane, Manchester, M18 8DD

MANCHESTER CITY COUNCIL

Planning

Ian Jarvis
Telephone: 0161 234 4079
ian.jarvis@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 12 March 2021

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 128177/AO/2020
Planning Inspectorate reference: APP/B4215/Z/20/3264956
Appellant's name: Wildstone Group Limited
Development: Removal of 4no. existing 48 sheet posters and replacement with 2no. 48 sheet illuminated digital displays, on 1.65 metre high panels with associated illuminated logo displays
Location: 71 Wellington Street, Manchester, M18 8BE
Appeal start date: 12 March 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 advertisement consent for the above-mentioned development. The reasons for refusing the application are as follows:

> 1) The proposed advertising display would by virtue of its size, location, design and appearance, have a detrimental impact on visual amenity thereby constituting an unduly obtrusive, incongruous and over dominant feature within the streetscene and in a prominent location at the junction of two heavily trafficked roads. The proposal would therefore have an unacceptable and detrimental impact on the amenity of the area and be contrary to government guidance contained in chapter 12 of the National Planning Policy Framework, the Core Strategy for the City of Manchester in particular policies EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management) and SP1 (Spatial Principles) and saved policies DC15.1 and DC15.2 (Advertisements, Hoardings and Posters) of the Unitary Development Plan.

The appeal will be determined on the basis of the Commercial Appeals Service (CAS).

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 should make this request in writing directly to the Planning Inspectorate within 4 weeks of the appeal's starting date. Please note there is no opportunity to make further representations at the appeal stage.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Ian Jarvis using the details above.

Yours sincerely,



Julie Roscoe
Director of Planning, Building Control & Licensing