Consultation list for appeal APP/B4215/Z/20/3251357
Appeal at 298 Oxford Road, Manchester, M13 9NS

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support, Hammerstone Road, Manchester, M18 8EQ
Councillor Lee-Ann Igbon, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Nigel Murphy, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Annette Wright, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Horniman House, 399 - 401 Oxford Road, Manchester, M13 9BL
Flat Above, 298 Oxford Road, Manchester, M13 9NS
Costa Coffee, Horniman House, 399 - 401 Oxford Road, Manchester, M13 9BL
Sainsburys, Horniman House, 399 - 401 Oxford Road, Manchester, M13 9BL
403 - 409 Oxford Road, Manchester, M13 9WG
Flat 313, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 310, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 308, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 305, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 303, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 203, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 113, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 111, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 108, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 106, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 104, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 101, Horniman House, 66 Grafton Street, Manchester, M13 9NT
397 Oxford Road, Manchester, M13 9BL
391 - 395 Oxford Road, Manchester, M13 9BL
Flat 312, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 311, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 309, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 307, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 306, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 304, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 302, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 301, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 213, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 212, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 211, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 210, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 209, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 208, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 207, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 206, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 205, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 204, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 202, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 201, Horniman House, 66 Grafton Street, Manchester, M13 9NT

Flat 112, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 110, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 109, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 107, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 105, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 103, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 102, Horniman House, 66 Grafton Street, Manchester, M13 9NT
296 Oxford Road, Manchester, M13 9NS

MANCHESTER CITY COUNCIL

Planning

Joe Hobbs
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 13 May 2020

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 126063/AOH/2020
Planning Inspectorate reference: APP/B4215/Z/20/3251357
Appellant's name: Mr Thomas Johnston
Development: Removal of 1no. internally illuminated sequential advertisement and the installation of 1no. internally illuminated sequential digital display on the flank wall of 298 Oxford Road
Location: 298 Oxford Road, Manchester, M13 9NS
Appeal start date: 12 May 2020

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 advertisement display by reason of its size, appearance, elevated position, means of illumination and digital display, would create an intrusive and over-dominant feature in the street-scene along one of the City's main radial routes, to the detriment of visual amenity within the area, and to the detriment of pedestrian routes in this area. The proposed advertisement is therefore contrary to saved policy DC15 of the Unitary Development Plan for the City of Manchester, policies SP1, DM1, T1 and EN1 of the Manchester Core Strategy, The Town and Country Planning (Control of Advertisements) Regulations 2007 and the National Planning Policy Framework (NPPF).

2) The proposed advertisement display by reason of its size, appearance, elevated position, means of illumination and digital display, would form an incongruent feature with a poor relationship to the host building, to the detriment of visual amenity within the area. The proposed advertisement is therefore contrary to saved policy DC15 of the Unitary Development Plan for the City of Manchester, policies DM1 and EN1 of the Manchester Core Strategy, The Town and Country Planning (Control of Advertisements) Regulations 2007 and the National Planning Policy Framework (NPPF).

3) The proposed advertisement display by reason of its size, appearance, elevated position, means of illumination and digital display, would be an over-dominant and intrusive feature in the street scene and would add to existing advertisement clutter and illumination, to the detriment of visual amenity within the area. The proposed advertisement is therefore contrary to saved policy DC15 of the Unitary Development Plan for the City of Manchester, policies DM1 and EN1 of the Manchester Core Strategy, The Town and Country Planning (Control of Advertisements) Regulations 2007 and the National Planning Policy Framework (NPPF).

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 Joe Hobbs using the details above.

Yours sincerely,



Julie Roscoe
Director of Planning, Building Control & Licensing