Consultation list for appeal APP/B4215/W/19/3222461
Appeal at Land To Rear Of 243 And 249 Broom Lane, Manchester, M19 3NA

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support, Hammerstone Road, Manchester, M18 8EQ
MCC Flood Risk Management,
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road, Central Park, Manchester, M40 5BP
Councillor Dzidra Noor, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Bernard Stone, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Basat Sheikh, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
18 Carnegie Avenue, Manchester, M19 3LD
226 Barlow Road, Levenshulme, Manchester, M19 3HF
220 Barlow Road, Levenshulme, MANCHESTER, M19 3HF
215 Barlow Road, Manchester, M19 3HD
10 Carnegie Ave, Levenshulme, Manchester, M193ld
216 Barlow Road, Manchester, M19 3HF
256 Broom Lane, Manchester, M19 3NA
238 Barlow Road, Manchester, M19 3HF
217 Barlow Road, Manchester, M19 3HD
5A Byrom Parade, Barlow Road, Manchester, M19 3HH
198A Barlow Road, Manchester, M19 3HF
234 Barlow Road, Manchester, M19 3HF
253 Broom Lane, Manchester, M19 3LZ
First Floor Flat, 230 Broom Lane, Manchester, M19 3LY
226 Barlow Road, Manchester, M19 3HF
206 Barlow Road, Manchester, M19 3HF
4 Carnegie Avenue, Manchester, M19 3LD
248 Broom Lane, Manchester, M19 3NA
228 Barlow Road, Manchester, M19 3HF
18 Carnegie Avenue, Manchester, M19 3LD
224 Barlow Road, Manchester, M19 3HF
202 Barlow Road, Manchester, M19 3HF
252 Broom Lane, Manchester, M19 3NA
250 Broom Lane, Manchester, M19 3NA
251 Broom Lane, Manchester, M19 3LZ
247 Broom Lane, Manchester, M19 3LZ
Room 13, Endeavour House, 235 Broom Lane, Manchester, M19 3LZ
3 Byrom Parade, Barlow Road, Manchester, M19 3HH
2 Byrom Parade, Barlow Road, Manchester, M19 3HH
Room 14, Endeavour House, 235 Broom Lane, Manchester, M19 3LZ
Room 12, Endeavour House, 235 Broom Lane, Manchester, M19 3LZ
Room 9, Endeavour House, 235 Broom Lane, Manchester, M19 3LZ
Room 4, Endeavour House, 235 Broom Lane, Manchester, M19 3LZ
Room 3, Endeavour House, 235 Broom Lane, Manchester, M19 3LZ
Room 2, Endeavour House, 235 Broom Lane, Manchester, M19 3LZ

20 Carnegie Avenue, Manchester, M19 3LD
198C Barlow Road, Manchester, M19 3HF
254 Broom Lane, Manchester, M19 3NA
257 Broom Lane, Manchester, M19 3LZ
6A Byrom Parade, Barlow Road, Manchester, M19 3HH
261 Broom Lane, Manchester, M19 3LZ
238 Broom Lane, Manchester, M19 3NA
198 Barlow Road, Manchester, M19 3HF
240 Barlow Road, Manchester, M19 3HP
6 Carnegie Avenue, Manchester, M19 3LD
2A Byrom Parade, Barlow Road, Manchester, M19 3HH
3A Byrom Parade, Barlow Road, Manchester, M19 3HH
1A Byrom Parade, Barlow Road, Manchester, M19 3HH
236 Broom Lane, Manchester, M19 3NA
230 Broom Lane, Manchester, M19 3LY
245 Broom Lane, Manchester, M19 3LZ
2 Carnegie Avenue, Manchester, M19 3LD
198D Barlow Road, Manchester, M19 3HF
4A Byrom Parade, Barlow Road, Manchester, M19 3HH
10 Carnegie Avenue, Manchester, M19 3LD
16 Carnegie Avenue, Manchester, M19 3LD
12 Carnegie Avenue, Manchester, M19 3LD
220 Barlow Road, Manchester, M19 3HF
210 Barlow Road, Manchester, M19 3HF
222 Barlow Road, Manchester, M19 3HF
204 Barlow Road, Manchester, M19 3HF
230 Barlow Road, Manchester, M19 3HF
232 Barlow Road, Manchester, M19 3HF
236 Barlow Road, Manchester, M19 3HF
242 Broom Lane, Manchester, M19 3NA
255 Broom Lane, Manchester, M19 3LZ
244 Broom Lane, Manchester, M19 3NA
7A Byrom Parade, Barlow Road, Manchester, M19 3HH
5 Byrom Parade, Barlow Road, Manchester, M19 3HH
6 Byrom Parade, Barlow Road, Manchester, M19 3HH
1 Byrom Parade, Barlow Road, Manchester, M19 3HH
8 Byrom Parade, Barlow Road, Manchester, M19 3HH
7 Byrom Parade, Barlow Road, Manchester, M19 3HH
8A Byrom Parade, Barlow Road, Manchester, M19 3HH
Room 7, Endeavour House, 235 Broom Lane, Manchester, M19 3LZ
Room 11, Endeavour House, 235 Broom Lane, Manchester, M19 3LZ
Room 10, Endeavour House, 235 Broom Lane, Manchester, M19 3LZ
Room 6, Endeavour House, 235 Broom Lane, Manchester, M19 3LZ
Room 8, Endeavour House, 235 Broom Lane, Manchester, M19 3LZ
Room 5, Endeavour House, 235 Broom Lane, Manchester, M19 3LZ
218 Barlow Road, Manchester, M19 3HF
Room 1, Endeavour House, 235 Broom Lane, Manchester, M19 3LZ
8 Carnegie Avenue, Manchester, M19 3LD
14 Carnegie Avenue, Manchester, M19 3LD
208 Barlow Road, Manchester, M19 3HF

232 Broom Lane, Manchester, M19 3NA
214 Barlow Road, Manchester, M19 3HF
240 Broom Lane, Manchester, M19 3NA
Endeavour House, 235 Broom Lane, Manchester, M19 3LZ
246 Broom Lane, Manchester, M19 3NA
249 Broom Lane, Manchester, M19 3LZ
200 Barlow Road, Manchester, M19 3HF
259 Broom Lane, Manchester, M19 3LZ
4 Byrom Parade, Barlow Road, Manchester, M19 3HH
234 Broom Lane, Manchester, M19 3NA
212 Barlow Road, Manchester, M19 3HF
Land To Rear 243 249 Broom Lane , Manchester, M19 3NA
224 Barlow Road, Levenshulme, Manchester, M19 3HF
6 Carnegie Avenue, Manchester, M19 3LD
218 Barlow Road, Levenshulme, Manchester, M19 3HF
2 Carnegie Avenue, Manchester, M19 3LD
222 Barlow Road, Levenshulme, Manchester, M19 3HF
228 Barlow Road, Levenshulme, Manchester, M19 3HF
4 Carnegie Avenue, Manchester, M19 3LD
10 carnegie ave, levenshulme, manchester, m193ld
4 Carnegie Avenue, Levenshulme, Manchester, M193LD
249 Broom Lane, Manchester, M19 3LZ
224 Barlow Road, Levenshulme, Manchester, M19 3HF
224 Barlow Road, Levenshulme, Manchester, M19 3HF
226 Barlow Road, Levenshulme, Manchester, M19 3HF

MANCHESTER CITY COUNCIL

Planning

Carl Glennon
Telephone: 0161 234 4530
c.glennon@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 15 February 2019

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 121466/FO/2018
Planning Inspectorate reference: APP/B4215/W/19/3222461
Appellant's name: Mr S Gleave
Development: Erection of 8 single storey garages and 4 car parking spaces on vacant land and retention of 2.8 metre high perimeter gates
Location: Land To Rear Of 243 And 249 Broom Lane, Manchester, M19 3NA
Appeal start date: 15 February 2019

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 would result in the cramped over development of the planning application site and produce an overly intensive use to related to the operation of 8 garages and 4 car parking spaces with associated excessive noise, disturbance and activity related to: vehicular access and egress to and from the site and manoeuvres within it, pedestrian activity and the operation of roller shutter doors over a 24 hour period, 7 days each week. The development would thereby be contrary to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and the National Planning Policy Framework.

2) The proposed development would fail to achieve safe and satisfactory arrangements for vehicular access and egress to and from the site via Broom Lane nor would it provide satisfactory manoeuvring space within the planning application site. The proposed development would be harmful to pedestrian and highway safety and produce potentially hazardous pedestrian and vehicular conflict at the site junction with Broom Lane and thereby be contrary to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

3) The proposed development would increase the risk of crime and anti-social behaviour within and around the application site, through: the introduction transiently occupied building and associated service areas without clear management arrangements for their future use and occupation and the relocation of security gates that have increased the vulnerability of windows in the side (southern) elevation of 243 Broom Lane vulnerable to crime. The proposed development would thereby be harmful to residential amenity and the character and security of the surrounding area and be contrary to policies SP1 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

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 written to the City Planning Officer at Manchester your correspondence will be sent to the Planning Inspectorate and copied to the Appellant. You may at this stage of the proceedings make any additional or new comments 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 **22 March 2019**, otherwise there is a risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

A copy of the decision relating to this appeal will be published on the gov.uk website at the conclusion of the appeal process.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly telephone Carl Glennon on the above extension.

Yours sincerely,



Julie Roscoe
Head of Planning, Building Control & Licensing