Consultation list for appeal APP/B4215/W/17/3189560
Appeal at Pavement Opposite Etihad Stadium, Ashton New Road, Manchester, M11 3FF

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road, Central Park, Manchester, M40 5BP
Councillor Emma Taylor, C/o Members Services, Town Hall
Councillor John Longsden, 8 Village Walk, Manchester, M11 2HN
Councillor Rosa Battle, C/o Executive Members Office, Town Hall
First Floor, 284 Ashton New Road, Manchester, M11 3HY
314 Ashton New Road, Manchester, M11 3HY
Ground Floor, 286 Ashton New Road, Manchester, M11 3HY
DANNYS HAIR DESIGN, First Floor And Second Floor, 286 Ashton New Road, Manchester, M11 3HY
318 Ashton New Road, Manchester, M11 3HY
310A Ashton New Road, Manchester, M11 3HY
284 Ashton New Road, Manchester, M11 3HY
312 Ashton New Road, Manchester, M11 3HY
316 Ashton New Road, Manchester, M11 3HY

MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 15 December 2017

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 116355/TEL/2017
Planning Inspectorate reference: APP/B4215/W/17/3189560
Appellant's name: Mr Tom Fisher
Development: Prior notification for the installation of a public call box
Location: Pavement Opposite Etihad Stadium, Ashton New Road, Manchester, M11 3FF
Appeal start date: 14 December 2017

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 telephone kiosk would adversely affect the width and permeability of the public footpath, this would impede pedestrians, wheelchair and pushchair users to conveniently and safely manoeuvre. The pavement is very busy with heavy footfall especially during event times at the adjacent Stadium. This in turn would make access even more difficult and as such, the safety of users of the public footway would be significantly compromised. The positioning of the kiosk would reduce the width of the footway which would affect
sight lines resulting in a safety risk for road users. Therefore, the proposed development is considered to be inconsistent with sections 1, and 2 of the NPPF and Core Strategy policies SP1, EN1 (Design Principles and Strategic Character Areas) and DM1 (Development Management).

2) The proposed telephone kiosk, by virtue of its siting and appearance, would form a visually intrusive and incongruous feature within the street scene and add to the street clutter in the locality to the detriment of visual amenity. In turn, the proposed kiosk would undermine the regeneration efforts of the City Council which are taking place within the City with respect to environmental improvements. As such, the proposal is contrary to policies DM1, EN1 and SP1 of the Manchester Core Strategy, saved policies DC17.1 and E3.3 of the Unitary Development Plan for the City of Manchester, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework.

3) The proposed telephone kiosk by virtue of its siting and appearance would provide increased opportunities for anti-social behaviour, misuse, vandalism and fly-posting, thereby increasing the potential for crime and disorder in the area and a resultant unsafe environment for people visiting, living and working in the area. As such, the proposal is considered to be contrary policies DM1, EN1, SP1 of the Manchester Core Strategy, saved policy E3.3 of the Unitary Development Plan for the City of Manchester, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework (NPPF

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 **18 January 2018**, 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 Jeni Regan on the above extension.

Yours sincerely,



Julie Roscoe
Head of Planning, Building Control & Licensing