Consultation list for appeal APP/B4215/W/17/3183802
Appeal at Building Adjacent To Former Parish Hall At The Corner Of Niven Street And Cotter Street , Manchester, M12 6PN

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 Bernard Priest, Oakdene, Middleton Road, Manchester, M8 4NB
Councillor Mavis Smitheman, 35 Leng Road, Manchester, M40 1NX
Councillor TIna Hewitson, C/o Members Services, Town Hall
31 Ardwick Green North, Manchester, M12 6HE
Offices Rear Of 31, Ardwick Green North, Manchester, M12 6HE
Ground Floor And Rear, 31 Ardwick Green North, Manchester, M12 6HE
Flat At, Church Inn, 45 - 47 Ardwick Green North, Manchester, M12 6FZ
The St Thomas Centre, Niven Street, Manchester, M12 6PQ
Second Floor Front, 31 Ardwick Green North, Manchester, M12 6HE
First Floor Front, 31 Ardwick Green North, Manchester, M12 6HE
Church Inn, 45 - 47 Ardwick Green North, Manchester, M12 6FZ
6 Billing Avenue, Manchester, M12 6EZ
80 Cotter Street, Manchester, M12 6EY
74 Cotter Street, Manchester, M12 6EY
68 Cotter Street, Manchester, M12 6EY
62 Cotter Street, Manchester, M12 6EY
54 Cotter Street, Manchester, M12 6EY
17 Cotter Street, Manchester, M12 6EY
St Thomas Parish Rooms, Randerson Street, Manchester, M12 6FY
4 Billing Avenue, Manchester, M12 6EZ
2 Billing Avenue, Manchester, M12 6EZ
78 Cotter Street, Manchester, M12 6EY
76 Cotter Street, Manchester, M12 6EY
72 Cotter Street, Manchester, M12 6EY
70 Cotter Street, Manchester, M12 6EY
66 Cotter Street, Manchester, M12 6EY
64 Cotter Street, Manchester, M12 6EY
60 Cotter Street, Manchester, M12 6EY
58 Cotter Street, Manchester, M12 6EY
56 Cotter Street, Manchester, M12 6EY
52 Cotter Street, Manchester, M12 6EY
50 Cotter Street, Manchester, M12 6EY

MANCHESTER CITY COUNCIL

Planning

Ian Jarvis
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 11 December 2017

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 114487/FO/2016
Planning Inspectorate reference: APP/B4215/W/17/3183802
Appellant's name: Mr Dereck Chunda
Development: Retrospective application for the change of use from photography studio (Use Class B1) to place of worship (Use Class D1)
Location: Building Adjacent To Former Parish Hall At The Corner Of Niven Street And Cotter Street , Manchester, M12 6PN
Appeal start date: 4 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 development would lead to the loss of premises, within an area of employment generating uses,, where the loss of employment generating premises would be detrimental to the nature of the use of the area, as a business destination, and its attractiveness to future businesses/commercial uses, and which would thereby be detrimental to future regeneration efforts in the area. The proposal is therefore contrary to policies SP1, DM1, EC1, EC2 and EC8 of Manchester's Core Strategy.
2) The site lies in close proximity to a number of residential properties and outside a location where the use of premises as a Class D1 educational establishment nature is normally considered to be acceptable and results in an over intensive use of the site which generates a significantly harmful level of noise and general disturbance, in terms of general activity, comings and goings, particularly at unsocial hours, to the detriment of the amenity of the locality and the amenity of nearby occupiers of residential properties. The proposed development is therefore contrary to saved policy DC26 of the Unitary Development Plan for the of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.
3) The site provides inadequate parking arrangements, to meet the needs of the development, which has an adverse impact upon the residential amenity of surrounding occupiers due to the potential generation of an unacceptable level of vehicular activity, and associated on-street parking and highway safety issues and the development is therefore considered to be contrary to policies SP1, T2 and DM1 of the Manchester Core Strategy.

The appeal is to be decided by an informal hearing, which will take place at 10:00 on 7 February 2018. It will be held at Level 6 Town Hall Extension, Manchester M2 5DB.

You may attend the hearing and at the discretion of the Inspector, give your views. If special facilities are required in the case of persons with disabilities please contact the Planning section on the above number.

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 **8 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 Ian Jarvis on the above extension.

Yours sincerely,



Julie Roscoe
Head of Planning, Building Control & Licensing