Consultation list for appeal APP/B4215/H/13/2201854
Appeal at 190-196 Oldham Road, Ancoats, Manchester, M4 6BQ

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
New East Manchester, via email

MANCHESTER
CITY COUNCIL

Planning

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PO Box 532 Town Hall
Manchester M60 2LA

Ian Graham
Highway Services
Hammerstone Road Depot
Gorton
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Date: 9 August 2013

Dear Ian Graham,

Town & Country Planning Act 1990
Planning application reference: 102163/AOH/2013/N1
Planning Inspectorate reference: APP/B4215/H/13/2201854
Appellant's name: Mr Alan Mottershead
Development: Part retrospective application for erection of 2 no. non-illuminated 48 sheet advertising panels with associated infill timber fencing, for a temporary period until 1 July 2016
Location: 190-196 Oldham Road, Ancoats, Manchester, M4 6BQ
Appeal start date: 22 July 2013

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 displays would be out of scale and proportion with the adjoining buildings and site context thereby forming an obtrusive and incongruous feature within the street scene that would be harmful to the site and its setting within the Ancoats Conservation Area contrary to the guidance contained within policies DC15.1(a), DC15.1(c), DC15.2(b) and E3.3 of the Unitary Development Plan for the city of Manchester, policy DM1 of the adopted Core Strategy for the city of Manchester and paragraph 67 of the National Planning Policy Framework.
2) The proposed advertisement displays by reason of their siting in an area where there exist several advertisement displays within close proximity, would give rise to a cluster of advertisement displays whose cumulative impact would have a negative impact on the visual amenity of the area, on the street scene and on the setting of the Ancoats Conservation Area contrary to the guidance contained within policies DC15.1(j) and E3.3 of the Unitary Development Plan for the city of Manchester, policy DM1 of the adopted Core Strategy for the city of Manchester and paragraph 67 of 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 www.planningportal.gov.uk/pcs 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 **12 August 2013**, otherwise there is a risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

If you wish to receive formal notification of the outcome of this Appeal, you must also make this request in writing to the Planning Inspectorate at the above address. Kindly note that the Planning Inspectorate publishes an information booklet entitled "Guide to taking part in Planning Appeals". If you wish to receive a copy please contact Linda Marciniak on the above extension or alternatively you can visit the Planning Inspectorate's website - www.planning-inspectorate.gov.uk - the booklet appears on their publications page under "Planning Appeal".

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

Yours faithfully,



Julie Roscoe
Head of Planning