Consultation list for appeal APP/B4215/A/14/2227163
Appeal at 167 Burton Road, West Didsbury, Manchester, M20 2LN

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support, Hammerstone Road, Manchester, M18 8EQ
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road, Central Park, Manchester, M40 5BP
West Didsbury Residents Association, 6 Disley Avenue, Manchester, M20 1JU
Councillor Josie Teubler, C/o Members Services
Councillor David Ellison, 27 Mersey Meadows, Manchester, M20 2GB
Councillor Carl Ollerhead, Flat 4, 76 Clyde Road, Manchester, M20 2WN
222 Burton Road, Manchester, M20 2LW
171A Burton Road, Manchester, M20 2LN
171B Burton Road, Manchester, M20 2LN
171C Burton Road, Manchester, M20 2LN
171D Burton Road, Manchester, M20 2LN
163 Burton Road, Manchester, M20 2LN
212 Burton Road, Manchester, M20 2LW
173 Burton Road, Manchester, M20 2LN
208 - 210 Burton Road, Manchester, M20 2LW
214 Burton Road, Manchester, M20 2LW
216 Burton Road, Manchester, M20 2LW
224 Burton Road, Manchester, M20 2LW
220 Burton Road, Manchester, M20 2LW
210A Burton Road, Manchester, M20 2LW
224A Burton Road, Manchester, M20 2LW
220A Burton Road, Manchester, M20 2LW
212A Burton Road, Manchester, M20 2LW
212B Burton Road, Manchester, M20 2LW
208A Burton Road, Manchester, M20 2LW
169A Burton Road, Manchester, M20 2LN
Flat 1, 171 Burton Road, Manchester, M20 2LN
Flat 2, 171 Burton Road, Manchester, M20 2LN
165C Burton Road, Manchester, M20 2LN
165A Burton Road, Manchester, M20 2LN
165B Burton Road, Manchester, M20 8LN
165E Burton Road, Manchester, M20 8LN
218 Burton Road, Manchester, M20 2LW
169 Burton Road, Manchester, M20 2LN
165D Burton Road, Manchester, M20 2LN
Flat 1, 163 Burton Road, Manchester, M20 2LN
Flat 2, 163 Burton Road, Manchester, M20 2LN
Flat 3, 163 Burton Road, Manchester, M20 2LN
Flat 1A, 171 Burton Road, Manchester, M20 2LN
Flat Above, 216 Burton Road, Manchester, M20 2LW
Flat Above, 222 Burton Road, Manchester, M20 2LW

MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 14 October 2014

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 105602/FO/2014/S2
Planning Inspectorate reference: APP/B4215/A/14/2227163
Appellant's name: Mr Justin Crawford
Development: Change of use of the first and second floors from apartment to restaurant/bar (first floor) and ancillary offices (second floor) including installation of external fire escape stair to the rear
Location: 167 Burton Road, West Didsbury, Manchester, M20 2LN
Appeal start date: 14 October 2014

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 use of the first floor as a restaurant/bar, ancillary to the existing ground floor restaurant/bar would be detrimental to the amenities of the occupiers of nearby residential properties, in particular the adjoining neighbours at number 165 Burton Road, due to associated increased noise and general disturbance as a result of the additional activity generated by the use of the premises, and as such the proposal would be contrary to policy DC26.1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document.

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 **18 November 2014**, 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 Melanie Tann 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 Melanie Tann on the above extension.

Yours sincerely,



Julie Roscoe
Head of Planning, Building Control & Licensing