

**Consultation list for appeal APP/B4215/H/25/3369548**  
**Appeal at Footpath Outside 64 Montmano Drive, Manchester, M20 2EB**

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  
Transport For Greater Manchester, 2 Piccadilly Place, Manchester, M1 3BN  
Councillor John Leech, 53B Manley Road, Manchester, M16 8HP  
Councillor Richard Kilpatrick, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA  
Councillor Debbie Hilal, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA  
110 The Boulevard, Manchester, M20 2EA  
72 Montmano Drive, Manchester, M20 2EB  
114 Montmano Drive, Manchester, M20 2EB  
152 Cavendish Road, Manchester, M20 1QJ  
151 Cavendish Road, Manchester, M20 1LS  
50 The Boulevard, Manchester, M20 2EU  
134 The Boulevard, Manchester, M20 2EA  
154 The Boulevard, Manchester, M20 2EA  
136 The Boulevard, Manchester, M20 2EA  
56 Montmano Drive, Manchester, M20 2EB  
98 Montmano Drive, Manchester, M20 2EB  
80 Montmano Drive, Manchester, M20 2EB  
52 Montmano Drive, Manchester, M20 2EB  
148 Cavendish Road, Manchester, M20 1QJ  
155 Cavendish Road, Manchester, M20 1LS  
96 The Boulevard, Manchester, M20 2EU  
168 The Boulevard, Manchester, M20 2EA  
174 The Boulevard, Manchester, M20 2EA  
46 The Boulevard, Manchester, M20 2EU  
180 The Boulevard, Manchester, M20 2EA  
158 The Boulevard, Manchester, M20 2EA  
176 The Boulevard, Manchester, M20 2EA  
142 The Boulevard, Manchester, M20 2EA  
62 The Boulevard, Manchester, M20 2EU  
170 The Boulevard, Manchester, M20 2EA  
106 Montmano Drive, Manchester, M20 2EB  
116 Montmano Drive, Manchester, M20 2EB  
84 Montmano Drive, Manchester, M20 2EB  
126 The Boulevard, Manchester, M20 2EA  
130 The Boulevard, Manchester, M20 2EA  
114 The Boulevard, Manchester, M20 2EA  
118 The Boulevard, Manchester, M20 2EA  
110 Montmano Drive, Manchester, M20 2EB  
82 Montmano Drive, Manchester, M20 2EB  
62 Montmano Drive, Manchester, M20 2EB  
94 Montmano Drive, Manchester, M20 2EB  
96 Montmano Drive, Manchester, M20 2EB  
144 Cavendish Road, Manchester, M20 1QJ  
143 Cavendish Road, Manchester, M20 1LS

149 Cavendish Road, Manchester, M20 1LS  
139 Cavendish Road, Manchester, M20 1LS  
78 The Boulevard, Manchester, M20 2EU  
64 The Boulevard, Manchester, M20 2EU  
58 The Boulevard, Manchester, M20 2EU  
148 The Boulevard, Manchester, M20 2EA  
74 The Boulevard, Manchester, M20 2EU  
60 The Boulevard, Manchester, M20 2EU  
116 The Boulevard, Manchester, M20 2EA  
162 The Boulevard, Manchester, M20 2EA  
100 The Boulevard, Manchester, M20 2EA  
102 Montmano Drive, Manchester, M20 2EB  
44 Montmano Drive, Manchester, M20 2EB  
182 The Boulevard, Manchester, M20 2EA  
44 The Boulevard, Manchester, M20 2EU  
86 The Boulevard, Manchester, M20 2EU  
50 Montmano Drive, Manchester, M20 2EB  
90 Montmano Drive, Manchester, M20 2EB  
54 Montmano Drive, Manchester, M20 2EB  
141 Cavendish Road, Manchester, M20 1LS  
108 The Boulevard, Manchester, M20 2EA  
66 The Boulevard, Manchester, M20 2EU  
40 The Boulevard, Manchester, M20 2EU  
106 The Boulevard, Manchester, M20 2EA  
192 The Boulevard, Manchester, M20 2EA  
56 The Boulevard, Manchester, M20 2EU  
194 The Boulevard, Manchester, M20 2EA  
88 Montmano Drive, Didsbury, Manchester, M20 2EB  
104, MONTMANO DRIVE, MANCHESTER, M202EB  
68 The Boulevard, Manchester, M20 2EU  
150 The Boulevard, Manchester, M20 2EA  
196 The Boulevard, Manchester, M20 2EA  
112 The Boulevard, Manchester, M20 2EA  
80 The Boulevard, Manchester, M20 2EU  
90 The Boulevard, Manchester, M20 2EU  
48 The Boulevard, Manchester, M20 2EU  
188 The Boulevard, Manchester, M20 2EA  
82 The Boulevard, Manchester, M20 2EU  
172 The Boulevard, Manchester, M20 2EA  
178 The Boulevard, Manchester, M20 2EA  
66 Montmano Drive, Manchester, M20 2EB  
138 The Boulevard, Manchester, M20 2EA  
164 The Boulevard, Manchester, M20 2EA  
184 The Boulevard, Manchester, M20 2EA  
198 The Boulevard, Manchester, M20 2EA  
146 The Boulevard, Manchester, M20 2EA  
58 Montmano Drive, Manchester, M20 2EB  
76 Montmano Drive, Manchester, M20 2EB  
112 Montmano Drive, Manchester, M20 2EB  
147 Cavendish Road, Manchester, M20 1LS  
145 Cavendish Road, Manchester, M20 1LS

42 The Boulevard, Manchester, M20 2EU  
140 The Boulevard, Manchester, M20 2EA  
104 Montmano Drive, Manchester, M20 2EB  
86 Montmano Drive, Manchester, M20 2EB  
94 The Boulevard, Manchester, M20 2EU  
108 Montmano Drive, Manchester, M20 2EB  
68 Montmano Drive, Manchester, M20 2EB  
46 Montmano Drive, Manchester, M20 2EB  
92 Montmano Drive, Manchester, M20 2EB  
48 Montmano Drive, Manchester, M20 2EB  
88 Montmano Drive, Manchester, M20 2EB  
137 Cavendish Road, Manchester, M20 1LS  
76 The Boulevard, Manchester, M20 2EU  
190 The Boulevard, Manchester, M20 2EA  
70 The Boulevard, Manchester, M20 2EU  
88 The Boulevard, Manchester, M20 2EU  
152 The Boulevard, Manchester, M20 2EA  
54 The Boulevard, Manchester, M20 2EU  
160 The Boulevard, Manchester, M20 2EA  
120 The Boulevard, Manchester, M20 2EA  
156 The Boulevard, Manchester, M20 2EA  
84 The Boulevard, Manchester, M20 2EU  
104 The Boulevard, Manchester, M20 2EA  
70 Montmano Drive, Manchester, M20 2EB  
120 Montmano Drive, Manchester, M20 2EB  
42 Montmano Drive, Manchester, M20 2EB  
153 Cavendish Road, Manchester, M20 1LS  
132 The Boulevard, Manchester, M20 2EA  
102 The Boulevard, Manchester, M20 2EA  
52 The Boulevard, Manchester, M20 2EU  
144 The Boulevard, Manchester, M20 2EA  
72 The Boulevard, Manchester, M20 2EU  
128 The Boulevard, Manchester, M20 2EA  
166 The Boulevard, Manchester, M20 2EA  
98 The Boulevard, Manchester, M20 2EU  
186 The Boulevard, Manchester, M20 2EA  
92 The Boulevard, Manchester, M20 2EU  
74 Montmano Drive, Manchester, M20 2EB  
78 Montmano Drive, Manchester, M20 2EB  
122 The Boulevard, Manchester, M20 2EA  
124 The Boulevard, Manchester, M20 2EA  
60 Montmano Drive, Manchester, M20 2EB  
118 Montmano Drive, Manchester, M20 2EB  
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146 Cavendish Road, Manchester, M20 1QJ  
150 Cavendish Road, Manchester, M20 1QJ



MANCHESTER  
CITY COUNCIL

Planning

Janet Lawless  
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janet.lawless@manchester.gov.uk

P O Box 532 Town Hall  
Manchester M60 2LA

The Owner/Occupier

Date: 1 August 2025

Dear Sir/Madam,

**Town & Country Planning Act 1990**

**Planning application reference:** 142778/FO/2025

**Planning Inspectorate reference:** APP/B4215/H/25/3369548

**Appellant's name:** Simon Warner

**Development:** Installation of 1No. BT Street Hub Unit

**Location:** Footpath Outside 64 Montmano Drive, Manchester, M20 2EB

**Appeal start date:** 29 July 2025

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 installation, by virtue of its siting, height, illumination and appearance, would form a visually intrusive and incongruous feature within the street scene and introduce street clutter in the locality to the detriment of visual amenity. 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, policy JP-P1 of Places for Everyone Joint Development Plan, The Guide to Development in Manchester (SPD) 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 commented on the application, we will send a copy of your comments to the Planning Inspectorate and a copy to the Appellant. If you wish to make any additional or new comments, you must do so online using the Planning Casework Service at <https://acp.planninginspectorate.gov.uk/>.

Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **9 September 2025**, otherwise there is a risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk> and on the Council's website.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Janet Lawless using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe  
Director of Planning, Building Control & Licensing