

Consultation list for appeal APP/B4215/W/25/3365897

Appeal at Unit 3, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP

Councillor Naeem-Ul Hassan, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA

Councillor Shaukat Ali, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA

Councillor Shazia Butt, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA

Country Kitchen, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP

Unit 2, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP

ASDA, Unit 4, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP



Planning

Jack Naven
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 18 June 2025

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 142018/AO/2025

Planning Inspectorate reference: APP/B4215/W/25/3365897

Appellant's name: Mr Phil Dixon Haymes

Development: Retention of 1no. illuminated fascia sign, 1no. internally illuminated projection sign and externally applied vinyls.

Location: Unit 3, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP

Appeal start date: 4 June 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 advertisement consent for the following element of the above-mentioned development:

The retention of the following is hereby refused:
- externally applied vinyl

The reasons for refusing the application are as follows:

1) The externally applied vinyl, by virtue of their number, size, position, and appearance, do not respond positively to the architecture and appearance of the building, have created advertisement clutter, and have created a visually obtrusive and harmful feature by covering up glazing on the elevation, to the detriment of visual amenity of the surrounding area. The advertisements would therefore be contrary to the Town and Country Planning (Control of Advertisements) Regulations 2007, saved policy DC14 of the Unitary Development Plan for the City of Manchester, policies DM1, EN1, and SP1 of the Manchester Core Strategy, and the National Planning Policy Framework (NPPF).

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended by The Town and Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) Regulations 2013.

We will forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so

that they are not taken into consideration by the Inspector. If you wish to do so you should make this request in writing directly to the Planning Inspectorate within 4 weeks of the appeal's starting date.

If you wish to make further comments in relation to this case, you must do so online using the Planning Casework Service at <https://acp.planninginspectorate.gov.uk/>. Please ensure that any representations are received by the Planning Inspectorate by the **16 July 2025**, otherwise there is a risk that your representations will not be considered.

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 Jack Naven using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing