

Consultation list for appeal APP/B4215/W/25/3371976
Appeal at 393 Dickenson Road, Manchester, M13 0WG

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Councillor Abid Latif Chohan, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Suzanne Richards, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Shahbaz Sarwar, C/o Member's Services, P O Box 532, Town Hall Extension,
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572 Stockport Road, Manchester, M12 4JJ
570A Stockport Road, Manchester, M12 4JJ
570 Stockport Road, Manchester, M12 4JJ
395 Dickenson Road, Manchester, M13 0WG
396A Dickenson Road, Manchester, M13 0WQ
392 Dickenson Road, Manchester, M13 0WQ
390 Dickenson Road, Manchester, M13 0WQ
394 Dickenson Road, Manchester, M13 0WQ
396 Dickenson Road, Manchester, M13 0WQ



MANCHESTER
CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 24 September 2025

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 142155/FO/2025

Planning Inspectorate reference: APP/B4215/W/25/3371976

Appellant's name: Mr Rana

Development: External elevational alterations including installation of shop front

Location: 393 Dickenson Road, Manchester, M13 0WG

Appeal start date: 19 September 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 development would be detrimental to the visual amenity of the host building and the character of the area. It would create a visually intrusive feature in the street scene by reason of the incongruous design and finish of the elevational facades and would be detrimental to the visual amenities of the street scene and would in consequence be out of character with the area generally and harmful to the Longsight District Centre. As such the proposal is contrary to the City Council's Planning Policies SP1, DM1, C5 and EN1 of the Manchester Core Strategy. DC14 and S1.2 of the Extant UDP and policies of the Places for Everyone Joint Development plan and 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 **24 October 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 Joshua Lee 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