Consultation list for appeal APP/B4215/H/25/3369543
Appeal at Footpath Outside 100 Brownley Road, Manchester, , M22 8UD

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 Sam Lynch, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Richard Fletcher, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Angela Moran, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
25 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
78 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
47 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
66 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
62 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
33 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
49 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
Flat 79, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 45, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 57, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 31, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 55, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 72, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 61, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 28, 3 Hollyhedge Court Road, Manchester, M22 4ZP
41 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
39 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
64 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
59 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
Flat 60, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 5, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 78, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 9, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 51, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 35, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 65, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 69, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 58, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 15, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 7, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 30, 3 Hollyhedge Court Road, Manchester, M22 4ZP
36 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
81 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
43 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
32 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
29 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
34 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
Flat 81, 3 Hollyhedge Court Road, Manchester, M22 4ZP

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Flat 52, 3 Hollyhedge Court Road, Manchester, M22 4ZP
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Flat 37, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 13, 3 Hollyhedge Court Road, Manchester, M22 4ZP
Flat 21, 3 Hollyhedge Court Road, Manchester, M22 4ZP
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78 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
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76 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
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St Lukes Church Flat, Brownley Road, Manchester, M22 4PT
St Lukes Vicarage, Brownley Road, Manchester, M22 4PT
64 Longhey Road, Manchester, M22 8UB
98 Brownley Road, Manchester, M22 8UD

73 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
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56 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
63 Brownley Court, 26 Brownley Court Road, Manchester, M22 4QH
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Flat 49, 3 Hollyhedge Court Road, Manchester, M22 4ZP
St Lukes Rectory, Brownley Road, Manchester, M22 4PT

MANCHESTER CITY COUNCIL

Planning

Janet Lawless
Telephone: 0161 234 4535
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: 142786/FO/2025
Planning Inspectorate reference: APP/B4215/H/25/3369543
Appellant's name: Simon Warner
Development: Installation of 1No. BT Street Hub Unit
Location: Footpath Outside 100 Brownley Road, Manchester, , M22 8UD
Appeal start date: 30 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.
2) The proposed development has not been supported with satisfactory details to demonstrate that the siting of the proposed hub would not harm or compromise pedestrian and highway safety, including the prevention of visual distraction of drivers arriving at and departing from the bus stop to the north of the application site. The development would thereby be contrary to policies DM1 and SP1 of the Manchester Core Strategy for the City of Manchester, saved policy DC17.1 of the Unitary Development Plan for the City of Manchester, 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 **10 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,



Julie Roscoe
Director of Planning, Building Control & Licensing