

Consultation list for appeal APP/B4215/Z/25/3368020
Appeal at ECP Car Park, Aytoun Street, Manchester

Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Heritage & Urban Design, Via Email
Councillor Adele Douglas, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Jon-Connor Lyons, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Sam Wheeler, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Flat 1203, 28 Minshull Street, Manchester, M1 3GP
Flat 301, 28 Minshull Street, Manchester, M1 3EF
Flat 1104, 28 Minshull Street, Manchester, M1 3GP
Flat 209, 28 Minshull Street, Manchester, M1 3EF
Flat 908, 28 Minshull Street, Manchester, M1 3GP
Flat 210, 28 Minshull Street, Manchester, M1 3EF
Flat 504, 28 Minshull Street, Manchester, M1 3EF
26A Minshull Street, Manchester, M1 3EF
Flat 704, 28 Minshull Street, Manchester, M1 3EF
Flat 702, 28 Minshull Street, Manchester, M1 3EF
Flat 1504, 28 Minshull Street, Manchester, M1 3GP
Flat 1201, 28 Minshull Street, Manchester, M1 3GP
Flat 911, 28 Minshull Street, Manchester, M1 3GP
Flat 403, 28 Minshull Street, Manchester, M1 3EF
Flat 410, 28 Minshull Street, Manchester, M1 3EF
Flat 603, 28 Minshull Street, Manchester, M1 3EF
Flat 506, 28 Minshull Street, Manchester, M1 3EF
Flat 1011, 28 Minshull Street, Manchester, M1 3GP
Flat 810, 28 Minshull Street, Manchester, M1 3GP
Flat 507, 28 Minshull Street, Manchester, M1 3EF
Flat 807, 28 Minshull Street, Manchester, M1 3GP
4C Piccadilly Place, Manchester, M1 3BN
4B Piccadilly Place, Manchester, M1 3BN
20 Minshull Street, Manchester, M1 3EF
Flat 804, 28 Minshull Street, Manchester, M1 3GP
Flat 1303, 28 Minshull Street, Manchester, M1 3GP
Flat 709, 28 Minshull Street, Manchester, M1 3EF
Flat 703, 28 Minshull Street, Manchester, M1 3EF
Flat 1001, 28 Minshull Street, Manchester, M1 3GP
Flat 310, 28 Minshull Street, Manchester, M1 3EF
Flat 1406, 28 Minshull Street, Manchester, M1 3GP
Flat 1502, 28 Minshull Street, Manchester, M1 3GP
Flat 1009, 28 Minshull Street, Manchester, M1 3GP
Flat 602, 28 Minshull Street, Manchester, M1 3EF
Flat 501, 28 Minshull Street, Manchester, M1 3EF
Flat 207, 28 Minshull Street, Manchester, M1 3EF
Flat 1006, 28 Minshull Street, Manchester, M1 3GP
Flat 1003, 28 Minshull Street, Manchester, M1 3GP

Flat 305, 28 Minshull Street, Manchester, M1 3EF
Flat 805, 28 Minshull Street, Manchester, M1 3GP
Flat 1205, 28 Minshull Street, Manchester, M1 3GP
First Floor, 4 Piccadilly Place, Manchester, M1 3BN
Flat 1301, 28 Minshull Street, Manchester, M1 3GP
Flat 308, 28 Minshull Street, Manchester, M1 3EF
Flat 707, 28 Minshull Street, Manchester, M1 3EF
24A Minshull Street, Manchester, M1 3EF
Flat 610, 28 Minshull Street, Manchester, M1 3EF
Flat 803, 28 Minshull Street, Manchester, M1 3GP
Flat 1308, 28 Minshull Street, Manchester, M1 3GP
Flat 906, 28 Minshull Street, Manchester, M1 3GP
Flat 1202, 28 Minshull Street, Manchester, M1 3GP
Flat 1209, 28 Minshull Street, Manchester, M1 3GP
Flat 306, 28 Minshull Street, Manchester, M1 3EF
Flat 905, 28 Minshull Street, Manchester, M1 3GP
Flat 503, 28 Minshull Street, Manchester, M1 3EF
Flat 1103, 28 Minshull Street, Manchester, M1 3GP
Flat 1503, 28 Minshull Street, Manchester, M1 3GP
Flat 509, 28 Minshull Street, Manchester, M1 3EF
24 Minshull Street, Manchester, M1 3EF
Flat 202, 28 Minshull Street, Manchester, M1 3EF
Flat 1401, 28 Minshull Street, Manchester, M1 3GP
Flat 611, 28 Minshull Street, Manchester, M1 3EF
Flat 605, 28 Minshull Street, Manchester, M1 3EF
Flat 705, 28 Minshull Street, Manchester, M1 3EF
Flat 1506, 28 Minshull Street, Manchester, M1 3GP
Flat 502, 28 Minshull Street, Manchester, M1 3EF
Flat 1207, 28 Minshull Street, Manchester, M1 3GP
Flat 1107, 28 Minshull Street, Manchester, M1 3GP
Flat 1307, 28 Minshull Street, Manchester, M1 3GP
Flat 303, 28 Minshull Street, Manchester, M1 3EF
Flat 608, 28 Minshull Street, Manchester, M1 3EF
Flat 1407, 28 Minshull Street, Manchester, M1 3GP
Flat 607, 28 Minshull Street, Manchester, M1 3EF
Flat 1404, 28 Minshull Street, Manchester, M1 3GP
Flat 801, 28 Minshull Street, Manchester, M1 3GP
Flat 304, 28 Minshull Street, Manchester, M1 3EF
Flat 609, 28 Minshull Street, Manchester, M1 3EF
Flat 1108, 28 Minshull Street, Manchester, M1 3GP
Flat 1305, 28 Minshull Street, Manchester, M1 3GP
Flat 1002, 28 Minshull Street, Manchester, M1 3GP
Flat 1501, 28 Minshull Street, Manchester, M1 3GP
Flat 1110, 28 Minshull Street, Manchester, M1 3GP
Flat 307, 28 Minshull Street, Manchester, M1 3EF
Flat 1005, 28 Minshull Street, Manchester, M1 3GP
Second Floor, 4 Piccadilly Place, Manchester, M1 3BN
Flat 402, 28 Minshull Street, Manchester, M1 3EF
Flat 806, 28 Minshull Street, Manchester, M1 3GP
Flat 910, 28 Minshull Street, Manchester, M1 3GP
Flat 201, 28 Minshull Street, Manchester, M1 3EF

Flat 505, 28 Minshull Street, Manchester, M1 3EF
Flat 409, 28 Minshull Street, Manchester, M1 3EF
Flat 1204, 28 Minshull Street, Manchester, M1 3GP
Flat 1505, 28 Minshull Street, Manchester, M1 3GP
Flat 302, 28 Minshull Street, Manchester, M1 3EF
Flat 909, 28 Minshull Street, Manchester, M1 3GP
Flat 604, 28 Minshull Street, Manchester, M1 3EF
Flat 701, 28 Minshull Street, Manchester, M1 3EF
Flat 1507, 28 Minshull Street, Manchester, M1 3GP
Flat 407, 28 Minshull Street, Manchester, M1 3EF
Flat 902, 28 Minshull Street, Manchester, M1 3GP
Flat 711, 28 Minshull Street, Manchester, M1 3EF
Simply Fresh, 4D Piccadilly Place, Manchester, M1 3BN
Flat 311, 28 Minshull Street, Manchester, M1 3EF
Flat 1106, 28 Minshull Street, Manchester, M1 3GP
Flat 1109, 28 Minshull Street, Manchester, M1 3GP
Flat 1310, 28 Minshull Street, Manchester, M1 3GP
Flat 601, 28 Minshull Street, Manchester, M1 3EF
Flat 904, 28 Minshull Street, Manchester, M1 3GP
Flat 208, 28 Minshull Street, Manchester, M1 3EF
Flat 1008, 28 Minshull Street, Manchester, M1 3GP
Flat 1403, 28 Minshull Street, Manchester, M1 3GP
Flat 710, 28 Minshull Street, Manchester, M1 3EF
Flat 204, 28 Minshull Street, Manchester, M1 3EF
Flat 309, 28 Minshull Street, Manchester, M1 3EF
Flat 401, 28 Minshull Street, Manchester, M1 3EF
Third To Seventh Floors, 4 Piccadilly Place, Manchester, M1 3BN
Crown Courts, Minshull Street, Manchester, M1 3FS
Flat 1302, 28 Minshull Street, Manchester, M1 3GP
Flat 907, 28 Minshull Street, Manchester, M1 3GP
Flat 1105, 28 Minshull Street, Manchester, M1 3GP
Flat 809, 28 Minshull Street, Manchester, M1 3GP
Flat 1007, 28 Minshull Street, Manchester, M1 3GP
Flat 405, 28 Minshull Street, Manchester, M1 3EF
Flat 1208, 28 Minshull Street, Manchester, M1 3GP
Flat 1405, 28 Minshull Street, Manchester, M1 3GP
Flat 508, 28 Minshull Street, Manchester, M1 3EF
Flat 708, 28 Minshull Street, Manchester, M1 3EF
Flat 1111, 28 Minshull Street, Manchester, M1 3GP
24B Minshull Street, Manchester, M1 3EF
Flat 1309, 28 Minshull Street, Manchester, M1 3GP
Flat 1102, 28 Minshull Street, Manchester, M1 3GP
Flat 1304, 28 Minshull Street, Manchester, M1 3GP
Flat 802, 28 Minshull Street, Manchester, M1 3GP
Flat 903, 28 Minshull Street, Manchester, M1 3GP
Flat 203, 28 Minshull Street, Manchester, M1 3EF
Flat 511, 28 Minshull Street, Manchester, M1 3EF
Flat 411, 28 Minshull Street, Manchester, M1 3EF
Flat 1311, 28 Minshull Street, Manchester, M1 3GP
Flat 206, 28 Minshull Street, Manchester, M1 3EF
Flat 408, 28 Minshull Street, Manchester, M1 3EF

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Flat 811, 28 Minshull Street, Manchester, M1 3GP
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Flat 211, 28 Minshull Street, Manchester, M1 3EF
Flat 1004, 28 Minshull Street, Manchester, M1 3GP
Flat 1306, 28 Minshull Street, Manchester, M1 3GP
Flat 606, 28 Minshull Street, Manchester, M1 3EF
Flat 510, 28 Minshull Street, Manchester, M1 3EF
Flat 406, 28 Minshull Street, Manchester, M1 3EF
Flat 1101, 28 Minshull Street, Manchester, M1 3GP
Flat 1210, 28 Minshull Street, Manchester, M1 3GP
Flat 901, 28 Minshull Street, Manchester, M1 3GP
Flat 1206, 28 Minshull Street, Manchester, M1 3GP
Flat 404, 28 Minshull Street, Manchester, M1 3EF
Flat 706, 28 Minshull Street, Manchester, M1 3EF
4 Piccadilly Place, Manchester, M1 3BN



MANCHESTER
CITY COUNCIL

Planning

Sam Elliott
Telephone: 0161 219 2856
sam.elliott@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 30 June 2025

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 142082/AOH/2025

Planning Inspectorate reference: APP/B4215/Z/25/3368020

Appellant's name: Mr Stephen Smith

Development: 1 no LED digital advertisement to replace 1 no 96 sheet and 2 no 48 sheet backlit advertisements.

Location: ECP Car Park, Aytoun Street, Manchester

Appeal start date: 24 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 above-mentioned development. The reasons for refusing the application are as follows:

- 1) The proposed advertisement would, by virtue of its siting, design and appearance, have a detrimental impact on visual amenity, and in particular on the character and appearance of the adjacent listed building and the ongoing regeneration of the area. The advertisement would form an unduly obtrusive and incongruous feature within the street scene, thereby negatively impacting on the character and appearance of the surrounding area. The proposal would therefore have an unacceptable and detrimental impact on the visual amenity of the area and constitute unjustifiable harm to a listed building contrary to Sections 12 and 16 of the National Planning Policy Framework, policies SP1, EN1, EN3, CC9 and DM1 of the Manchester Core Strategy (2012), saved policies DC15 and DC19 of the Unitary Development Plan for the City of Manchester (1995).

The appeal will be determined on the basis of the Commercial Appeals Service (CAS).

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. Please note there is no opportunity to make further representations at the appeal stage.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Sam Elliott 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