Consultation list for appeal APP/B4215/Z/25/3370701
Appeal at 340 Deansgate, Manchester, M3 4LY

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support, Hammerstone Road, Manchester, M18 8EQ
Councillor Joan Davies, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Marcus Johns, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Anthony McCaul, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Flat 4104, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4010, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Maguires Solicitors, Deansgate, Manchester, M3 4LY
Flat 4, 11 Liverpool Road, Manchester, M3 4NS
First Floor, 340 Deansgate, Manchester, M3 4LY
Flat 3711, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3706, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3510, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3107, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2810, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2610, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2607, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3906, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3902, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3703, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3610, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3405, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3403, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3307, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2509, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4602, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4504, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4503, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4207, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4110, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3709, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3110, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2905, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2902, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2702, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2608, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2603, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2601, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4002, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3702, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3611, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3607, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3606, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3604, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3502, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3311, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3310, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3011, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3008, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3004, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3001, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2910, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2804, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2704, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2503, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Hilton Manchester, 303 Deansgate, Manchester, M3 4LQ
Flat 4603, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
The Orchid Suite, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 1, 11 Liverpool Road, Manchester, M3 4NS
Flat 4009, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4003, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3708, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3306, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3305, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3109, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2904, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2808, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2805, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2604, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3901, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3701, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3603, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3408, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3401, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3309, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2908, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2907, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2803, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2801, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2708, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2707, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2505, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Penthouse, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4605, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4501, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4203, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4107, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4105, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 7, 11 Liverpool Road, Manchester, M3 4NS
Second Floor, 340 Deansgate, Manchester, M3 4LY
Flat 4007, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3705, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3509, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3508, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3302, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3101, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2901, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2609, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4401, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4305, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3905, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3807, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3806, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3410, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3406, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3207, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3204, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3203, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3111, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2508, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2507, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4506, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4505, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4304, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4302, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3005, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2909, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2802, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2710, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2709, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2706, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2703, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2504, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4407, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4205, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4204, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4108, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4106, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4102, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 6, 11 Liverpool Road, Manchester, M3 4NS
Fifth Floor, 340 Deansgate, Manchester, M3 4LY
Flat 4008, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4005, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3704, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3507, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3303, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2701, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2606, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2605, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2602, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3910, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3808, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3805, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3411, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3407, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3205, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3202, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3201, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2510, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4406, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4404, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4303, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4101, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 8, 11 Liverpool Road, Manchester, M3 4NS
Flat 5, 11 Liverpool Road, Manchester, M3 4NS
Flat 3802, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3801, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3710, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3707, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3506, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3301, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3108, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3106, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2906, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2903, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2811, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2809, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2611, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4001, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3909, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3908, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3904, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3809, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3404, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3402, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3308, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3206, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2911, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2705, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2511, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2506, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4607, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4604, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4601, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4206, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4109, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4103, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Third Floor, 340 Deansgate, Manchester, M3 4LY
Sainsbury's, Ground Floor, 340 Deansgate, Manchester, M3 4LY
Flat 3505, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3504, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3211, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3210, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3103, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4307, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4306, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3804, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3609, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3608, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3605, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3503, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3501, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3209, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3009, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3007, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3006, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3003, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3002, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2711, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2502, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2501, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4606, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4507, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4405, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4301, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4201, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
332 - 334 Deansgate, Manchester, M3 4LY
1 Southern Street, Manchester, M3 4NJ
Flat 2, 11 Liverpool Road, Manchester, M3 4NS
Flat 4403, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4202, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 9, 11 Liverpool Road, Manchester, M3 4NS
Flat 3, 11 Liverpool Road, Manchester, M3 4NS
Fourth Floor, 340 Deansgate, Manchester, M3 4LY
Flat 4006, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4004, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3803, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3304, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3105, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2807, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2806, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3907, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3903, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3810, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3601, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3511, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3409, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3208, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3010, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

MANCHESTER CITY COUNCIL

Planning

Lea Joseph
Telephone: 0161 227 3644
lea.joseph@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 11 August 2025

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 142853/AO/2025
Planning Inspectorate reference: APP/B4215/Z/25/3370701
Appellant's name: Sainsbury's Supermarkets Ltd
Development: Installation of 1no. internally illuminated fascia sign, no.3 vinyl signs and 1no. internally illuminated projecting sign.
Location: 340 Deansgate, Manchester, M3 4LY
Appeal start date: 11 August 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 installation of the following is hereby refused:
> o 1no. internally illuminated projection sign (PS)

The reasons for refusing the application are as follows:

> 1) The proposed internally illuminated projecting sign proposal, due to its depth, would appear unduly bulky and obtrusive its appearance. This would have an unduly harmful impact on the character and appearance of the shop front and the surrounding area. The projecting sign is therefore contrary to the to the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007, policies SP1 and DM1 of the Manchester Core Strategy (2012), saved policy DC14 of the Unitary Development Plan for the City of Manchester, policy JP-P2 of Places for Everyone, Shopfront and Signage Design Guide (2024) and the 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 **22 September 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 Lea Joseph using the details above.

Yours sincerely,



Julie Roscoe
Director of Planning, Building Control & Licensing