Consultation list for appeal APP/B4215/Z/24/3356414
Appeal at 58 - 66 Market Street, Manchester, M1 1PW

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
Manchester Donor Centre, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
Cafe Opposite 31, Arndale Centre, Market Street, Manchester, M4 2HU
68 - 70 Market Street, Manchester, M1 1PW
7 Brown Street, Manchester, M2 1DA
Unit 7 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
39 Market Street, Manchester, M1 1WR
Lloyds Bank PLC, 42 - 46 Market Street, Manchester, M1 1PW
Basement, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
1 Pall Mall, Manchester, M2 1JR
Lower Ground Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
29A Market Street, Manchester, M1 1WR
29B Market Street, Manchester, M1 1WR
Metro Bank, 45 Market Street, Manchester, M1 1WR
First Floor, 58 - 66 Market Street, Manchester, M1 1PW
48 - 50 Market Street, Manchester, M1 1PW
37 Market Street, Manchester, M1 1WR
GVA GRIMLEY LIMITED, Third Floor And Fourth Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
Second Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
Basement, 49 Market Street, Manchester, M1 1WR
41 - 43 Market Street, Manchester, M1 1WR
Ground Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
31 Market Street, Manchester, M1 1WR
1 Brown Street, Manchester, M2 1DA
Third Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
First Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
52 - 56 Market Street, Manchester, M1 1PW
19 Brown Street, Manchester, M2 1DA

MANCHESTER CITY COUNCIL

Planning

Jack Naven
Telephone: 0161 219 2095
jack.naven@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 8 January 2025

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 140752/AO/2024
Planning Inspectorate reference: APP/B4215/Z/24/3356414
Appellant's name: Mr Hrvoje Haramincic
Development: Retention of 1no. illuminated lettering and logo sign mounted on reconstructed facade, and the retention of 1no. Alubond masked LED to building entrance.
Location: 58 - 66 Market Street, Manchester, M1 1PW
Appeal start date: 8 January 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 signage, by virtue of its siting, design and appearance, fails to respond positively to the style, character, architectural language, and quality of the existing building and its historical shop frontage. The design and appearance also considered fails to preserve or enhance the character of the Upper King Street (Extension) Conservation Area and therefore detracts from the historical setting and significance of this conservation area. The signage would have an unduly harmful impact on the visual amenity and the character of the local area and would be contrary to the Town and Country Planning (Control of Advertisements) Regulations 2007, policies SP1, CC9, EN1, EN3, and DM1 of the Manchester Core Strategy (2012), saved policies DC14 and DC18 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Policy JP-P2, and the National Planning Policy Framework.

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 Jack Naven using the details above.

Yours sincerely,



Julie Roscoe
Director of Planning, Building Control & Licensing