

Consultation list for appeal APP/B4215/Z/24/3347569
Appeal at 92 Claremont Road, Manchester, M14 4RR

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Councillor Aftab Razaq, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Angeliki Stogia, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Muqaddasah Bano, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
93 - 95 Claremont Road, Manchester, M14 4RG
99 Claremont Road, Manchester, M14 4RG
97 Claremont Road, Manchester, M14 4RG
Unit 1, 185 Princess Road, Manchester, M14 4RL
104 Claremont Road, Manchester, M14 4RR
102 Claremont Road, Manchester, M14 4RR
Timpson, Unit 2, 187 Princess Road, Manchester, M14 4RL
104A Claremont Road, Manchester, M14 4RD
102A Claremont Road, Manchester, M14 4RD
100A Claremont Road, Manchester, M14 4RD
98A Claremont Road, Manchester, M14 4RD
96A Claremont Road, Manchester, M14 4RD
94A Claremont Road, Manchester, M14 4RD
92A Claremont Road, Manchester, M14 4RD
187 Princess Road, Manchester, M14 4RL
Flat 12, 183 Princess Road, Manchester, M14 4RH
Flat 9, 183 Princess Road, Manchester, M14 4RH
Flat 6, 183 Princess Road, Manchester, M14 4RH
Flat 4, 183 Princess Road, Manchester, M14 4RH
Flat 1, 183 Princess Road, Manchester, M14 4RH
Flat 16, 183 Princess Road, Manchester, M14 4RH
94 Claremont Road, Manchester, M14 4RR
185 Princess Road, Manchester, M14 4RL
Flat 17, 183 Princess Road, Manchester, M14 4RH
Flat 15, 183 Princess Road, Manchester, M14 4RH
Flat 14, 183 Princess Road, Manchester, M14 4RH
Flat 11, 183 Princess Road, Manchester, M14 4RH
Flat 10, 183 Princess Road, Manchester, M14 4RH
Flat 8, 183 Princess Road, Manchester, M14 4RH
Flat 7, 183 Princess Road, Manchester, M14 4RH
Flat 5, 183 Princess Road, Manchester, M14 4RH
Flat 3, 183 Princess Road, Manchester, M14 4RH
Flat 2, 183 Princess Road, Manchester, M14 4RH
203 Princess Road, Manchester, M14 7LT
98 Claremont Road, Manchester, M14 4RR
96 Claremont Road, Manchester, M14 4RR
100 Claremont Road, Manchester, M14 4RR



The Owner/Occupier

Date: 3 September 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 139634/AOH/2024

Planning Inspectorate reference: APP/B4215/Z/24/3347569

Appellant's name: Wildstone Estates Limited

Development: Advertisement consent for the display of an internally illuminated digital LED advertising display (6metres x 3metres)

Location: 92 Claremont Road, Manchester, M14 4RR

Appeal start date: 3 September 2024

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 display by reason of its size, location, design, appearance, elevated position, means of illumination and method of display, would create an unduly obtrusive and over-dominant feature in the street-scene, and would form an incongruous feature within the street scene. The proposed display would thereby appear out of context with its location, adjoining a main radial route to/from Manchester City Centre and in a predominately residential area. The proposal would therefore have an unacceptable and detrimental impact on the visual amenity of the area and surrounding residents, contrary to Government Guidance contained in the National Planning Policy Framework, policies EN1, SP1 and DM1 of the Manchester Core Strategy, saved policies, DC15.1 and DC15.2 of the Unitary Development Plan for the City of Manchester, policy JP-P1 of the Places for Everyone Plan and policies of the NPPF.

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 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