

Consultation list for appeal APP/B4215/W/24/3348176

Appeal at Pavement Outside 15 Whitworth Street West & Pavement Outside The Ritz Theatre, Manchester, M1 5WG

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road,
Central Park, Manchester, M40 5BP
Greater Manchester Pedestrians Society, 12 Tarleton Walk, Longsight, Manchester, M13
9ET
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
1001 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
1002 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
101 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
102 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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108 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
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1101 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
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122 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
17 - 19 Whitworth Street West, Manchester, M1 5WG
201 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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208 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE

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801 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
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903 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
904 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
AMBITION SCHOOL LEADERSHIP, Third Floor, 17 - 19 Whitworth Street West,
Manchester, M1 5WG
Arch 77, Whitworth Street West, Manchester, M1 5WQ
CURTINS CONSULTING LTD, First Floor, 17 - 19 Whitworth Street West, Manchester, M1
5WG
Fifth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Fourth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
G01, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G02, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G03, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G04, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G05, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G10, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G11, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G12, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G13, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G14, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G15, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G16, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G17, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G6, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G7, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G8, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G9, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
GARDINER AND THEOBALD LLP, Second Floor, 17 - 19 Whitworth Street West,
Manchester, M1 5WG
Ground Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG



Planning

Max Gibson
Telephone: 0161 219 6359
maximillian.gibson@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 18 September 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 139703/FO/2024

Planning Inspectorate reference: APP/B4215/W/24/3348176

Appellant's name: Mr Ben Porte

Development: Installation of new digital communications kiosk outside 15 Whitworth Street West and removal of existing telephone communications kiosk outside the Ritz Theatre on Whitworth Street West.

Location: Pavement Outside 15 Whitworth Street West & Pavement Outside The Ritz Theatre, Manchester, M1 5WG

Appeal start date: 17 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 planning permission for the above-mentioned development. The reasons for refusing the application are as follows:

1) The proposed kiosk, by virtue of its siting, scale, design, materiality, and appearance, would form an overly dominant, incongruous and visually intrusive feature within the street scene. In addition, the kiosk would also add to clutter, alongside other street furniture and fixtures, at a prominent location in the city centre. The proposal would have a negative effect upon current efforts by the City Council to de-clutter, regenerate, and improve the adopted highway within the City Centre environment in the interest of optimising the pedestrian environment and public realm. The proposal would therefore result in an unduly harmful impact on the visual amenity and character of the street scene, and nearby listed buildings. This would result in less than substantial harm to the significance of the heritage asset and the required public benefits do not exist to outweigh this harm. The kiosk is therefore contrary to the provisions of policies EN1, EN3, SP1, CC9, and DM1 of the Manchester Core Strategy (2012), saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995), and the NPPF.

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 **22 October 2024**, 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 Max Gibson using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing