

Consultation list for appeal APP/B4215/Z/24/3348178
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
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

301 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
111 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
211 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
621 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
502 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
206 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G9, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
216 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
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G04, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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 106 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
 CURTINS CONSULTING LTD, First Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
 Fourth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
 315 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
 122 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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 G10, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
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 G17, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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 Fifth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
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 801 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
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 G12, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
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 512 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
 422 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
 AMBITION SCHOOL LEADERSHIP, Third Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
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 619 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
 G01, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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G16, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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Ground Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Arch 77, Whitworth Street West, Manchester, M1 5WQ
609 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
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703 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
GARDINER AND THEOBALD LLP, Second 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: 139704/AOH/2024

Planning Inspectorate reference: APP/B4215/Z/24/3348178

Appellant's name: Mr Ben Porte

Development: Installation of digital advertising display integrated within replacement digital communications kiosk.

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 advertisement consent for the above-mentioned development. The reasons for refusing the application are as follows:

- 1) The proposed digital advertising display, by virtue of its siting, design, and appearance, would form an overly dominant and visually intrusive feature within the street scene. In addition, the digital display would contribute towards advertisement clutter in a prominent location in the city centre. The proposal would have a negative effect upon current efforts to de-clutter, regenerate, and improve adopted highway within the City Centre environment in the interest of optimising the pedestrian environment. The proposal would therefore result in an unduly harmful impact on the visual amenity and character of the street scene and nearby listed buildings. The advertisement is therefore contrary to the provisions of policies EN1, EN3, SP1, CC9, and DM1 of the Manchester Core Strategy (2012), saved policies DC15.1, DC15.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995), Town and Country Planning (Control of Advertisements) (England) Regulations 2007, 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 October 2024**, 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 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