

Consultation list for appeal APP/B4215/W/24/3348594

Appeal at Pavement Outside Peter House, 1 Oxford Street, Manchester, M1 5AN

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
Transport For Greater Manchester, 2 Piccadilly Place, Manchester, M1 3BN
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
Greater Manchester Pedestrians Society, 12 Tarleton Walk, Longsight, Manchester, M13
9ET
16 Oxford Street, Manchester, M1 5AE
Don Giovanni, Ground Floor Unit 1, Peter House, 2 - 14 Oxford Street, Manchester, M1
5AN
Eighth Floor Between Suites 8.01 And 8.07, Peter House, 2 - 14 Oxford Street,
Manchester, M1 5AZ
Eighth Floor, Peter House, Oxford Street, Manchester, M1 5AN
Eighth Floor Suite 8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.12, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Between Suites 5.1.01 And 5.8.01, Peter House, 2 - 14 Oxford Street,
Manchester, M1 5AZ
Fifth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.28, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.3.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.4.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.5.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.6.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.7.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor, Peter House, Oxford Street, Manchester, M1 5AN
First Floor Suite 1.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor Suite 1.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fourth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ

Greggs, Unit 6, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AE
 Ground Floor, Peter House, Oxford Street, Manchester, M1 5AN
 Ninth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Offices, 16 Oxford Street, Manchester, M1 5AE
 Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Peter House, Oxford Street, Manchester, M1 5AN
 Second Floor Between Suites 2.2.02 And 2.6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Second Floor, Peter House, Oxford Street, Manchester, M1 5AN
 Second Floor Suite 2.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Second Floor Suite 2.17, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Second Floor Suite 2.2.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Second Floor Suite 2.4.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Second Floor Suite 2.5.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Second Floor Suite 2.6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Seventh Floor Between Suites 7.01 And 7.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Seventh Floor Suite 7.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Seventh Floor Suite 7.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Seventh Floor Suite 7.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Seventh Floor Suite 7.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Seventh Floor Suite 7.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Seventh Floor Suite 7.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Seventh Floor Suite 7.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Seventh Floor Suite 7.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Seventh Floor Suite 7.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Seventh Floor Suite 7.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Seventh Floor Suite 7.12, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Sixth Floor Between Suites 6.01 And 6.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Sixth Floor, Peter House, Oxford Street, Manchester, M1 7ED
 Sixth Floor Suite 6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Sixth Floor Suite 6.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Sixth Floor Suite 6.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Sixth Floor Suite 6.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Sixth Floor Suite 6.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Sixth Floor Suite 6.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Sixth Floor Suite 6.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Sixth Floor Suite 6.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Sixth Floor Suite 6.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Sixth Floor Suite 6.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Sixth Floor Suite 6.12, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Suite 307, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Suite 6.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Tenth Floor Between Suites 10.01 And 10.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Tenth Floor Suite 10.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Tenth Floor Suite 10.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Tenth Floor Suite 10.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Tenth Floor Suite 10.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
 Tenth Floor Suite 10.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ

Tenth Floor Suite 10.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Between Suites 3.1.01 And 3.8.01, Peter House, 2 - 14 Oxford Street,
Manchester, M1 5AZ
Third Floor Suite 3.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.3.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.5.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.6.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.7.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Unit 2, Peter House, Oxford Street, Manchester, M1 5AN
Unit 5, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Units 3 And 4, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
YINGDE LAWYERS, Seventh Floor Suite 7.03, Peter House, 2 - 14 Oxford Street,
Manchester, M1 5AN



The Owner/Occupier

Date: 19 September 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 139701/FO/2024

Planning Inspectorate reference: APP/B4215/W/24/3348594

Appellant's name: Mr Ben Porte

Development: Removal and replacement of existing red telephone kiosk with single black digital communications kiosk.

Location: Pavement Outside Peter House, 1 Oxford Street, Manchester, M1 5AN

Appeal start date: 19 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 digital communication 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, within 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 and would be considered to be undermine the recent regeneration and improvements to the public realm in St. Peter's Square and the surrounding area. The proposal would therefore result in an unduly harmful impact on the visual amenity and character of the street scene, and the setting of the conservation area 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 out weight 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 **24 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 Jack Naven 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