Consultation list for appeal APP/B4215/Z/24/3349287
Appeal at 326 Barlow Moor Road, Manchester, M21 8AY

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support, Hammerstone Road, Manchester, M18 8EQ
Councillor Joanna Midgley, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Mandie Shilton Godwin, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Dave Rawson, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
12 Norbreck Avenue, Manchester, M21 8TG
14 Norbreck Avenue, Manchester, M21 8TG
16 Norbreck Avenue, Manchester, M21 8TG
322 Barlow Moor Road, Manchester, M21 8AY
322B Barlow Moor Road, Manchester, M21 8AY
322C Barlow Moor Road, Manchester, M21 8AY
328 Barlow Moor Road, Manchester, M21 8AY
330A Barlow Moor Road, Manchester, M21 8AY
330B Barlow Moor Road, Manchester, M21 8AY
457 Barlow Moor Road, Manchester, M21 8AU
461 Barlow Moor Road, Manchester, M21 8AU
461A Barlow Moor Road, Manchester, M21 8AU
461B Barlow Moor Road, Manchester, M21 8AU
463 Barlow Moor Road, Manchester, M21 8AU
463B Barlow Moor Road, Manchester, M21 8AU
465 Barlow Moor Road, Manchester, M21 8AU
465A Barlow Moor Road, Manchester, M21 8AU
69 Claridge Road, Manchester, M21 9WQ
Flat 1, 459 Barlow Moor Road, Manchester, M21 8AU
Flat 1, 463A Barlow Moor Road, Manchester, M21 8AU
Flat 2, 459 Barlow Moor Road, Manchester, M21 8AU
Flat 2, 463A Barlow Moor Road, Manchester, M21 8AU
Flat 3, 459 Barlow Moor Road, Manchester, M21 8AU
25 Chatburn Road, Manchester, M21 0XP

MANCHESTER CITY COUNCIL

Planning

Holly Wright
Telephone: 0161 219 6381
holly.wright@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: 139964/AOH/2024
Planning Inspectorate reference: APP/B4215/Z/24/3349287
Appellant's name: Wildstone Estates Limited
Development: Replacement of 48-sheet advertisement poster board with a digital advertising screen (6m(wide) x 3m (height)).
Location: 326 Barlow Moor Road, Manchester, M21 8AY
Appeal start date: 18 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 advertisement display and structure, by reason of its excessive scale and massing, illuminated digital display, and inappropriate siting in a prominent position adjacent to a public highway and residential properties, would create an overly dominant, overbearing and visually obtrusive feature within the street scene, contributing to the visual clutter of the area, to the detriment of its visual amenity.
>
> As such, the proposal is contrary to policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC15 of the Unitary Development Plan, and chapter 12 of the National Planning Policy Framework.

This appeal will be determined on the basis of written representations in accordance with the Commercial Appeals Service (CAS) procedure.

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 can do this online at https://acp.planninginspectorate.gov.uk or by writing to the Planning Inspectorate, Temple Quay House, 2 The Square Bristol BS1 6PN within 4 weeks of the appeal's starting date. **Please note there is no opportunity to make further representations at the appeal stage**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Holly Wright using the details above.

Yours sincerely,

Julie Roscoe
Director of Planning, Building Control & Licensing