Consultation list for appeal APP/B4215/Z/24/3348707
Appeal at Pavement Outside 121 Oxford Road, Manchester, M1 7DU

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support, Hammerstone Road, Manchester, M18 8EQ
Councillor Lee-Ann Igbon, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Annette Wright, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Lee Glover, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Advice Centre, Sidney Street, Manchester, M1 7HB
Cafe, 107 Oxford Road, Manchester, M1 7DU
111 Oxford Road, Manchester, M1 7DU
Apartment 2, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 17, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 15, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 13, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 10, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
129 Oxford Road, Manchester, M1 7DY
First Floor, 127A Oxford Road, Manchester, M1 7DY
Flat 12, 117 Oxford Road, Manchester, M1 7DU
Flat 9, 117 Oxford Road, Manchester, M1 7DU
Flat 6, 117 Oxford Road, Manchester, M1 7DU
115B Oxford Road, Manchester, M1 7DU
115A Oxford Road, Manchester, M1 7DU
115 Oxford Road, Manchester, M1 7DU
Flat 14, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 12, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 10, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 7, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 5, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 2, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Top Flat, 129 Oxford Road, Manchester, M1 7DY
117 Oxford Road, Manchester, M1 7DU
Apartment 21, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 20, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 19, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 18, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 16, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 14, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 12, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 11, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 1, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Second Floor, 125 Oxford Road, Manchester, M1 7DU
Ground Floor, 125 Oxford Road, Manchester, M1 7DU
131 Oxford Road, Manchester, M1 7DY
All Saints Campus, Oxford Road, Manchester, M15 6BH
Apartment 9, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 8, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU

Apartment 7, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 6, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 5, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 4, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 3, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 23, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 22, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
127A Oxford Road, Manchester, M1 7DY
Flat 14, 117 Oxford Road, Manchester, M1 7DU
Flat 13, 117 Oxford Road, Manchester, M1 7DU
Flat 11, 117 Oxford Road, Manchester, M1 7DU
Flat 10, 117 Oxford Road, Manchester, M1 7DU
Second Floor, 127A Oxford Road, Manchester, M1 7DY
119 Oxford Road, Manchester, M1 7DU
Flat 8, 117 Oxford Road, Manchester, M1 7DU
Flat 7, 117 Oxford Road, Manchester, M1 7DU
Flat 5, 117 Oxford Road, Manchester, M1 7DU
Flat 4, 117 Oxford Road, Manchester, M1 7DU
Flat 3, 117 Oxford Road, Manchester, M1 7DU
Flat 2, 117 Oxford Road, Manchester, M1 7DU
Flat 1, 117 Oxford Road, Manchester, M1 7DU
135B Oxford Road, Manchester, M1 7DY
135A Oxford Road, Manchester, M1 7DY
127 Oxford Road, Manchester, M1 7DY
125 Oxford Road, Manchester, M1 7DU
123 Oxford Road, Manchester, M1 7DU
Flat 15, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 13, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 11, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 9, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 8, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 6, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 4, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 3, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 1, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY

MANCHESTER CITY COUNCIL

Planning

Michael Pearson
Telephone: 0161 219 2735
michael.pearson@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 20 September 2024

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 139728/AOH/2024
Planning Inspectorate reference: APP/B4215/Z/24/3348707
Appellant's name: Mr Ben Porte
Development: Installation of digital advertising display integrated within replacement digital communications kiosk.
Location: Pavement Outside 121 Oxford Road, Manchester, M1 7DU
Appeal start date: 20 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 and public realm, such as at the All Saints Library development. The proposal would therefore result in an unduly harmful impact on the visual amenity. The advertisement is therefore contrary to the provisions of policies SP1, EN1, and DM1 of the Manchester Core Strategy (2012), saved policies DC15.1 and DC15.2 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 **25 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 Michael Pearson using the details above.

Yours sincerely,



Julie Roscoe
Director of Planning, Building Control & Licensing