

Consultation list for appeal APP/B4215/W/24/3347777
Appeal at Pavement Outside 3-10 Piccadilly, Manchester , M1 3BN

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
Counter Terrorism Policing North West (CTPNW), Via Email
Councillor Adele Douglas, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Jon-Connor Lyons, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Sam Wheeler, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Basement, 77 - 83 Piccadilly, Manchester, M1 2BU
Fourth Floor Office 21, 69 Piccadilly, Manchester, M1 2BS
Third Floor Offices 18 And 19, 69 Piccadilly, Manchester, M1 2BS
First Floor Gymnasium, 69 Piccadilly, Manchester, M1 2BS
Piccadilly Tavern, 71 - 75 Piccadilly, Manchester, M1 2BS
Tesco Express, Unit 2, 1 Portland Street, Manchester, M1 3BE
Costa Coffee, Unit 1, 1 Portland Street, Manchester, M1 3BE
Third Floor Office 20, 69 Piccadilly, Manchester, M1 2BS
Second Floor 12 To 14, 69 Piccadilly, Manchester, M1 2BS
Second Floor Office 11, 69 Piccadilly, Manchester, M1 2BS
Third Floor Office 17, 69 Piccadilly, Manchester, M1 2BS
Ground Floor, 1 Portland Street, Manchester, M1 3BH
Third Floor, 75 Piccadilly, Manchester, M1 2BU
Fourth Floor, 75 Piccadilly, Manchester, M1 2BU
Third Floor Store 43, 75 Piccadilly, Manchester, M1 2BU
Third Floor Office 42, 75 Piccadilly, Manchester, M1 2BU
Third Floor Offices 40 And 41, 75 Piccadilly, Manchester, M1 2BU
Second Floor 37, 75 Piccadilly, Manchester, M1 2BU
Second Floor 34 To 36, 75 Piccadilly, Manchester, M1 2BU
Fourth Floor Castlefields Investments, 1 Portland Street, Manchester, M1 5BH
KAPLAN, Sixth Floor, 1 Portland Street, Manchester, M1 3BE
Fifth Floor, 1 Portland Street, Manchester, M1 5BH
Fourth Floor, 1 Portland Street, Manchester, M1 5BH
Third Floor, 1 Portland Street, Manchester, M1 3BE
First Floor, 1 Portland Street, Manchester, M1 5BH
Second Floor, 1 Portland Street, Manchester, M1 5BH
Flat 12, 79 Piccadilly, Manchester, M1 2BU
Flat 11, 79 Piccadilly, Manchester, M1 2BU
Flat 10, 79 Piccadilly, Manchester, M1 2BU
Flat 9, 79 Piccadilly, Manchester, M1 2BU
Serviced Apartment 8, 79 Piccadilly, Manchester, M1 2BU
Flat 7, 79 Piccadilly, Manchester, M1 2BU
Flat 6, 79 Piccadilly, Manchester, M1 2BU
Flat 5, 79 Piccadilly, Manchester, M1 2BU

Flat 4, 79 Piccadilly, Manchester, M1 2BU
Flat 3, 79 Piccadilly, Manchester, M1 2BU
Flat 2, 79 Piccadilly, Manchester, M1 2BU
Flat 1, 79 Piccadilly, Manchester, M1 2BU
Flat 18, 79 Piccadilly, Manchester, M1 2BU
Flat 13, 79 Piccadilly, Manchester, M1 2BU
Flat 17, 79 Piccadilly, Manchester, M1 2BU
Flat 25, 79 Piccadilly, Manchester, M1 2BU
Flat 24, 79 Piccadilly, Manchester, M1 2BU
Flat 23, 79 Piccadilly, Manchester, M1 2BU
Flat 22, 79 Piccadilly, Manchester, M1 2BU
Flat 21, 79 Piccadilly, Manchester, M1 2BU
Flat 20, 79 Piccadilly, Manchester, M1 2BU
Flat 19, 79 Piccadilly, Manchester, M1 2BU
Flat 16, 79 Piccadilly, Manchester, M1 2BU
Flat 15, 79 Piccadilly, Manchester, M1 2BU
Flat 14, 79 Piccadilly, Manchester, M1 2BU
69 - 75 Piccadilly, Manchester, M1 2BS
1 Portland Street, Manchester, M1 3BE
77 - 83 Piccadilly, Manchester, M1 2BU
69 Piccadilly, Manchester, M1 2BS
75 Piccadilly, Manchester, M1 2BU
First Floor, 75 Piccadilly, Manchester, M1 2BU
77 Piccadilly, Manchester, M1 2BU
67 Piccadilly, Manchester, M1 2BS
81 Piccadilly, Manchester, M1 2BZ
85 Piccadilly, Manchester, M1 2DA
Flat 20, 79 Piccadilly, Manchester, M1 2BU



MANCHESTER
CITY COUNCIL

Planning

Jack Naven
Telephone: 0161 219 2095
jack.naven@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 29 August 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 139687/FO/2024

Planning Inspectorate reference: APP/B4215/W/24/3347777

Appellant's name: Mr Ben Porte

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

Location: Pavement Outside 3-10 Piccadilly, Manchester , M1 3BN

Appeal start date: 21 August 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, 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, as well as to future efforts to regenerate and improve the public realm of Piccadilly Gardens 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 **2 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