Consultation list for appeal APP/B4215/W/24/3338019
Appeal at 68 - 70 Market Street, Manchester, M1 1PW

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
Cafe Opposite 31, Arndale Centre, Market Street, Manchester, M4 2HU
Sugar Hut, Kiosk Adjacent 74 To 76, Market Street, Manchester, M1 1PD
31 Arndale Centre, Market Street, Manchester, M4 2HU
74 - 76 Market Street, Manchester, M1 1PN
What A Potato, Kiosk, Market Street, Manchester, M1 1PD
First Floor, 58 - 66 Market Street, Manchester, M1 1PW
72 Market Street, Manchester, M1 1PN
Basement, 49 Market Street, Manchester, M1 1WR
58 - 66 Market Street, Manchester, M1 1PW

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: 23 April 2024

Dear Sir/Madam,

Town & Country Planning Act 1990
Planning application reference: 138331/FO/2023
Planning Inspectorate reference: APP/B4215/W/24/3338019
Appellant's name: H&M Hennes & Mauritz UK Ltd
Development: Installation of fascia panel.
Location: 68 - 70 Market Street, Manchester, M1 1PW
Appeal start date: 11 April 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 fascia panel, comprised of a low quality material in comparison to other materials on the buildings elevations, and obscuring points of architectural interest, would fails to respond positively to the property's architectural merit and grandeur. The fascia panel would therefore have an unacceptable impact on visual amenity and is unduly harmful to the Upper King Street (Extension) Conservation Area 1985. The development is therefore contrary to Core Strategy Policies SP1, EN1, EN3, CC9 and DM1, Saved Unitary Development Plan Policies DC14 and DC18, Places for Everyone Plan Policy JP-P2, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

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 **23 May 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 Michael Pearson using the details above.

Yours sincerely,

Julie Roscoe
Director of Planning, Building Control & Licensing