

Consultation list for appeal APP/B4215/W/24/3345325
Appeal at 18 Schuster Road, Manchester, M14 5PE

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Rusholme, Fallowfield & Moss Side Civic Society, Via Email
Councillor Rabnawaz Akbar, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Jill Lovecy, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Ahmed Ali, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
10 Schuster Road, Manchester, M14 5PE
12 Schuster Road, Manchester, M14 5PE
14 Schuster Road, Manchester, M14 5PE
16 Schuster Road, Manchester, M14 5PE
36 Schuster Road, Manchester, M14 5PE
38 Schuster Road, Manchester, M14 5PE
40 Schuster Road, Manchester, M14 5PE
6 Schuster Road, Manchester, M14 5PE
8 Schuster Road, Manchester, M14 5PE
Consul's Residence, Denison House, Denison Road, Manchester, M14 5RX
Denison House, Denison Road, Manchester, M14 5RX
The Consulate For The Peoples Republic Of China, 38A Schuster Road, Manchester, M14
5PE



The Owner/Occupier

Date: 17 July 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 139652/FO/2024

Planning Inspectorate reference: APP/B4215/W/24/3345325

Appellant's name: Mr R Keegan

Development: Retention of a 9 bedroom House in Multiple Occupation (sui generis) following its change of use from residential dwelling (C3 use)

Location: 18 Schuster Road, Manchester, M14 5PE

Appeal start date: 17 July 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 change of use would result in the loss of a family sized dwellinghouse which would reduce the standard and availability of such housing in the area, undermining the provisions of policies H5, H11 and SP1 of the Manchester Core Strategy, which seek to provide an appropriate mix and balance of housing provision in the locality, in order maintain a sustainable neighbourhood and cohesive housing market.

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 **21 August 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 Steven McCoombe 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