

Consultation list for appeal APP/B4215/Z/24/3338033
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
1 Brown Street, Manchester, M2 1DA
16 Spring Gardens, Manchester, M2 1EE
3 Spring Gardens, Manchester, M2 1FB
72 Market Street, Manchester, M1 1PN
74 - 76 Market Street, Manchester, M1 1PN
78 Market Street, Manchester, M1 1PD
82 - 84 Market Street, Manchester, M1 1PD
First Floor And Second Floor, 3 Spring Gardens, Manchester, M2 1FB
Ground Floor, 78 Market Street, Manchester, M1 1PD
Second And Third Floor, 3 Spring Gardens, Manchester, M2 1FB
Sugar Hut, Kiosk Adjacent 74 To 76, Market Street, Manchester, M1 1PD
What A Potato, Kiosk, Market Street, Manchester, M1 1PD



The Owner/Occupier

Date: 23 April 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 138328/AO/2023

Planning Inspectorate reference: APP/B4215/Z/24/3338033

Appellant's name: H&M Hennes & Mauritz UK Ltd

Development: Installation of 1no internally illuminated fascia sign and 3no internally illuminated projecting signs

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 advertisement consent for the following element of the above-mentioned development:

- 3 no. internally illuminated projecting signs

The reasons for refusing the application are as follows:

- 1) The proposed internally illuminated projecting signage by virtue of their design and appearance do not respond positively to the architecture of the building or the significance and setting of the Upper King Street (Extension) Conservation Area. The advertisements overly thick width reinforces their inappropriateness, rendering them awkward additions within the street scene, thus being harmful to local visual amenity which is contrary to the Town and Country Planning (Control of Advertisements) Regulations 2007, policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies DC15 and DC18 of the Unitary Development Plan for the City of Manchester (1995), the National Planning Policy Framework and National Planning Practice Guidance.

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 **23 May 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,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing