

Consultation list for appeal APP/B4215/W/24/3337185
Appeal at 181-183 Wilmslow Road, Manchester, M14 5AP

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
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
Top Flat, 187 Wilmslow Road, Manchester, M14 5AQ
Top Flat, 179 Wilmslow Road, Manchester, M14 5AP
Neighbourhood Compliance Team, 7th Floor, 133 Moss Lane East, Manchester, M15 5GX
Ground Floor, 181 - 183 Wilmslow Road, Manchester, M14 5AP
Flat 9, 1 Park Crescent, Manchester, M14 5DU
Flat 8, 1 Park Crescent, Manchester, M14 5DU
Flat 7, 1 Park Crescent, Manchester, M14 5DU
Flat 6, 1 Park Crescent, Manchester, M14 5DU
Flat 5, 1 Park Crescent, Manchester, M14 5DU
Flat 4, 1 Park Crescent, Manchester, M14 5DU
Flat 3, 1 Park Crescent, Manchester, M14 5DU
Flat 24, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 23, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 22, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 21, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 20, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 2, 1 Park Crescent, Manchester, M14 5DU
Flat 19, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 14, 1 Park Crescent, Manchester, M14 5DU
Flat 13, 1 Park Crescent, Manchester, M14 5DU
Flat 12, 1 Park Crescent, Manchester, M14 5DU
Flat 11, 1 Park Crescent, Manchester, M14 5DU
Flat 10, 1 Park Crescent, Manchester, M14 5DU
Flat 1, 1 Park Crescent, Manchester, M14 5DU
2 Park Crescent, Manchester, M14 5RE
187 Wilmslow Road, Manchester, M14 5AQ
185 Wilmslow Road, Manchester, M14 5AP
179 Wilmslow Road, Manchester, M14 5AP



MANCHESTER
CITY COUNCIL

Planning

David Lawless
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 24 April 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 137016/FO/2023

Planning Inspectorate reference: APP/B4215/W/24/3337185

Appellant's name: Mr Hiwa Zada

Development: Change of use from a cafe (Class E) to a cafe/shisha establishment (sui generis).

Location: 181-183 Wilmslow Road, Manchester, M14 5AP

Appeal start date: 9 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 proposed use of the ground floor as a café/shisha establishment (Sui Generis) would have a detrimental impact on the amenity and living conditions of the nearest residential occupiers as a result of the unacceptable levels of noise, disturbance and activity, including comings and goings, associated with the nature of the use. The proposed use is therefore contrary to saved policy DC26 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy 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 **22 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.

www.manchester.gov.uk

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact David Lawless using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing