

Consultation list for appeal APP/B4215/Z/24/3337742
Appeal at Ground Floor, 201 Deansgate, Manchester, M3 3NW

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
Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
207 Dental Care, First Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
First Floor To Third Floor, 201 Deansgate, Manchester, M3 3NW
188 - 192 Deansgate, Manchester, M3 3ND
5 Jacksons Row, Manchester, M2 5WD
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Ground Floor And First Floor, Elliot House, 1 - 3 Jacksons Row, Manchester, M2 5NJ
Elliot House, 1 - 3 Jacksons Row, Manchester, M2 5NJ
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Store Rear Of 192, Deansgate, Manchester, M3 3ND
Sub Basement, 201 Deansgate, Manchester, M3 3NW
Basement, 201 Deansgate, Manchester, M3 3NW
Elliot House, 151 Deansgate, Manchester, M3 3WD
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Second Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Onward Buildings, 207 Deansgate, Manchester, M3 3NW
207 Dental Care, First Floor 207 Dental Care, Onward Buildings, 207 Deansgate,
Manchester, M3 3NW
London House, 193 Deansgate, Manchester, M3 3NE
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
First Floor And Second Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3
3WB
Basement And Ground Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3
3WB
Royal London House, 196 Deansgate, Manchester, M3 3WF
201 Deansgate, Manchester, M3 3DN
AIG EUROPE LIMITED, Fourth Floor, 201 Deansgate, Manchester, M3 3NW
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
194 Deansgate, Manchester, M3 3ND
209 Deansgate, Manchester, M3 3NW
205 Deansgate, Manchester, M3 3NW
Fifth Floor, 201 Deansgate, Manchester, M3 3SL



Planning

Jack Naven
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jack.naven@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 22 February 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 138433/AO/2023

Planning Inspectorate reference: APP/B4215/Z/24/3337742

Appellant's name: Red Engine

Development: Installation of a projecting sign.

Location: Ground Floor, 201 Deansgate, Manchester, M3 3NW

Appeal start date: 22 February 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 above-mentioned development. The reasons for refusing the application are as follows:

1) The Blade Signage that reads 'Electric Shuffle' is considered unacceptable due to its bulky design and would result in signage clutter to the entrance unit to this building. The sign relates poorly to the entrance to the building, due to its position on a column, that is a prominent architectural feature of the building. This would have a negative impact on the appearance and architecture of this prominent building. The signage would have an unduly harmful impact on visual amenity and the character of the building, as well as the surrounding street scene and conservation area, and would therefore be considered to be contrary to the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007 together with policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy D14 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF.

The appeal will be determined on the basis of the Commercial Appeals Service (CAS).

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. Please note there is no opportunity to make further representations at the appeal stage.

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', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing