

Consultation list for appeal APP/B4215/W/23/3332138

Appeal at British Muslim Heritage Centre , College Road , Manchester , Whalley Range , M16 8BP

Neighbourhood Team Leader (Arboriculture), Room 3 Block D, Hooper Street Depot, Off Midland Street, Manchester, M12 6LA
Heritage & Urban Design,
Whalley Range Forum, 11 Range Road, Whalley Range, Manchester, M16 8FS
Whalley Range Conservation Area Group, 11 Range Road, Whalley Range, Manchester, M16 8FS
Councillor Aftab Razaq, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Angeliki Stogia, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor Muqaddasah Bano, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
1 Burford Walk, Manchester, M16 8EN
104 College Road, Manchester, M16 8BN
111 - 113 Clarendon Road, Manchester, M16 8JD
111 Clarendon Road, Manchester, M16 8JD
113 Clarendon Road, Manchester, M16 8JD
117A Clarendon Road, Manchester, M16 8JD
119 Clarendon Road, Manchester, M16 8JD
14 College Drive, Manchester, M16 0AE
147, Clarendon Road, Manchester, M16 8le
22 Burford Road, Manchester, M16 8EL
24 Burford Road, Manchester, M16 8EL
26 Burford Road, Manchester, M16 8EL
29 Carlton Road, Manchester, M16 8BZ
3 Burford Walk, Manchester, M16 8EN
35 Wood Road, Whalley Range, Manchester, M16 8BH
5 Burford Walk, Manchester, M16 8EN
53 Burford Road, Manchester, M16 8EW
55 Burford Road, Manchester, M16 8EW
76A Clarendon Road, Manchester, M16 8LD
76B Clarendon Road, Manchester, M16 8LD
85 Clarendon Road, Manchester, M16 8JE
87 Clarendon Road, Manchester, M16 8JE
89 Clarendon Road, Manchester, M16 8JE
91 Clarendon Road, Manchester, M16 8JE
93 Clarendon Road, Manchester, M16 8JE
95 Clarendon Road, Manchester, M16 8JE
97 Clarendon Road, Manchester, M16 8JE
British Muslim Heritage Centre, College Road, Manchester, M16 8BP
First Floor Flat, 117 Clarendon Road, Manchester, M16 8JD
Flat 1, 115 Clarendon Road, Manchester, M16 8JD
Flat 1, 119 Clarendon Road, Manchester, M16 8JD
Flat 1, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 11, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 12, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 13, British Muslim Heritage Centre, College Road, Manchester, M16 8BP

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Flat 59, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 6, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 60, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 7, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 8, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 9, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Ground Floor, 117 Clarendon Road, Manchester, M16 8JD
Ground Floor Caretakers Flat, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Second Floor Caretakers Flat, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Second Floor Flat, 117 Clarendon Road, Manchester, M16 8JD
The Mylahore Marquee, British Muslim Heritage Centre, College Road, Manchester, M16 8BP



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 6 March 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 137860/FO/2023

Planning Inspectorate reference: APP/B4215/W/23/3332138

Appellant's name: EE (UK) Ltd & Hutchison UK Ltd

Development: Erection of 25m Cypress Tree type telecommunication mast and associated cabinets within a fenced compound 2.4 metres in height.,

Location: British Muslim Heritage Centre , College Road , Manchester , Whalley Range , M16 8BP

Appeal start date: 6 March 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 telecommunication installation by reason of its height, siting and appearance would form a visually intrusive and dominant feature which would be harmful to the visual amenity of the area and fails to preserve or enhance the character and appearance of the Whalley Range Conservation Area. As such, the proposed installation is considered contrary to saved policies DC17 and DC18 of the Unitary Development Plan for the City of Manchester, policies DM1, EN3 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.
- 2) The proposed telecommunication installation by reason of its height, siting and appearance would form a visually intrusive and dominant feature which would be harmful to the setting of the Grade II* listed building within the grounds of which the installation would be located. As such, the proposed installation is considered contrary to saved policies DC17 and DC19 of the Unitary Development Plan for the City of Manchester and policy EN3 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 can do so online using the Planning Casework Service at <https://acp.planninginspectorate.gov.uk/> or in writing directly to the Planning

Inspectorate (enclosing three copies if possible) to the following address: The Planning Inspectorate, 3/21 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will however, ensure that your letter is passed on to the Inspector dealing with the appeal. Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **10 April 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 David Lawless 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