

Consultation list for appeal APP/B4215/Z/23/3332934
Appeal at Advertising Site At The Junction Of Devonshire Street North And Higher
Ardwick, Manchester, M12 6JR

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Councillor Tina Hewitson, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Abdigafar Muse, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Amna Abdullatif, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Unit 1A, 132 Higher Ardwick, Manchester, M12 6DA
132 Higher Ardwick, Manchester, M12 6DA
Fourth Floor, 37 - 45 Devonshire Street North, Manchester, M12 6JR
Third Floor, 37 - 45 Devonshire Street North, Manchester, M12 6JR
Williams Pallet Services, Higher Ardwick, Manchester, M12 6DB
Arch 58, Temperance Street, Manchester, M12 6DP
Ground Floor, 37 - 45 Devonshire Street North, Manchester, M12 6JR
Second Floor, 37 - 45 Devonshire Street North, Manchester, M12 6JR
Chancellors Sandwich Bar, Chancellor Lane Unit 2, Blind Lane, Manchester, M12 6JY
Arch 59, Temperance Street, Manchester, M12 6DP
Unit 4, Thames Industrial Estate, 99 Higher Ardwick, Manchester, M12 6BZ
Unit 5, Thames Industrial Estate, Higher Ardwick, Manchester, M12 6DD
42 Higher Ardwick, Manchester, M12 6DA
Fifth Floor, 37 - 45 Devonshire Street North, Manchester, M12 6JR



Planning

Carl Glennon
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 1 December 2023

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 137903/AOH/2023

Planning Inspectorate reference: APP/B4215/Z/23/3332934

Appellant's name: Mr Darren Alderson

Development: Installation of 2 no. internally illuminated digital LED poster sign following removal of existing advert displays.

Location: Advertising Site At The Junction Of Devonshire Street North And Higher Ardwick, Manchester, M12 6JR

Appeal start date: 1 December 2023

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 two proposed 48 sheet internally illuminated LED advertising signs, by virtue of height, extent of illuminated display area and overly prominent positioning and appearance, would be visually obtrusive and harmful to the character of the streetscene; including the setting of neighbouring buildings at 37 - 49 Devonshire Street North and the appearance of the junction of Higher Ardwick and Devonshire Street North, which connect with major routes to and from the city centre. The proposal would thereby have an unacceptable and detrimental impact on visual amenity of the area, and surrounding occupiers, and be contrary to policies EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management) and SP1 (Spatial Principles) of the Core Strategy for the City of Manchester, saved policies DC15.1 and DC15.2 (Advertisements, Hoardings and Posters) of the Unitary Development Plan and the guidance within the National Planning Policy Framework.

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 Carl Glennon 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