

Consultation list for appeal 22/02650/ADVERT
Appeal at 72 Rochdale Road, Manchester, M40 7PN

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Network Rail, 1st Floor , Square One, 4 Travis Street, Manchester, M1 2NY
Councillor Adele Douglas, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Jon-Connor Lyons, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Sam Wheeler, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Osbourne Hotel, 78 Rochdale Road, Manchester, M40 7QE
Flat At, Osbourne Hotel, 78 Rochdale Road, Manchester, M40 7QE
Flat 1205, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 1204, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 1203, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 1202, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 1201, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 1105, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 1104, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 1103, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 1102, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 1101, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 1005, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 1004, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 1003, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 1002, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 1001, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 905, Christabel, 106 Dalton Street, Manchester, M40 7EH
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Flat 903, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 902, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 901, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 805, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 804, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 803, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 802, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 801, Christabel, 106 Dalton Street, Manchester, M40 7EH
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Flat 702, Christabel, 106 Dalton Street, Manchester, M40 7EH
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Flat 605, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 604, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 603, Christabel, 106 Dalton Street, Manchester, M40 7EH
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Flat 601, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 505, Christabel, 106 Dalton Street, Manchester, M40 7EH

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Flat 401, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 305, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 304, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 303, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 302, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 301, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 205, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 204, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 203, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 202, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 201, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 105, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 104, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 103, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 102, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 101, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 2, Christabel, 106 Dalton Street, Manchester, M40 7EH
Flat 1, Christabel, 106 Dalton Street, Manchester, M40 7EH
58 Rochdale Road, Manchester, M40 7GT
DEVELOPING INITIATIVES FOR SUPPORT, 1 Victor Street, Manchester, M40 7PN



Planning

Adam Roche
Telephone: 0161 234 4688
adam.roche@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 6 January 2023

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 134799/AOH/2022

Planning Inspectorate reference: 22/02650/ADVERT

Appellant's name: Wildstone Group Limited

Development: Installation of internally illuminated hoarding sign

Location: 72 Rochdale Road, Manchester, M40 7PN

Appeal start date: 6 January 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 proposed advertisement would by virtue of its size, location, design and appearance have a detrimental impact on visual amenity, character, appearance and ongoing regeneration of the surrounding area constituting an incongruous and obtrusive feature within the street scene. The advertisement would be contrary to Government Guidance contained in Section 12 and 16 of the National Planning Policy Framework, the Core Strategy for the City of Manchester in particular policies EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management) and SP1 (Spatial Principles) and saved policies DC15.1, and DC15.2 (Advertisements, Hoardings and Posters) of The Unitary Development Plan for the City of Manchester (UDP) and Northern Gateway Strategic Regeneration 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 Adam Roche 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