

Consultation list for appeal APP/B4215/W/22/3306249
Appeal at 1176 Rochdale Road, Manchester, M9 6ER

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
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
Councillor Veronica Kirkpatrick, C/o Member's Services, P O Box 532, Town Hall
Extension, Manchester M60 2LA
Councillor Hannah Priest, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Basil Curley, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
1172 Rochdale Road, Manchester, M9 6ER
1184 Rochdale Road, Manchester, M9 6ER
1182 Rochdale Road, Manchester, M9 6ER
1178 Rochdale Road, Manchester, M9 6ER
Top Flat, 1176 Rochdale Road, Manchester, M9 6ER
4 Victoria Avenue East, Manchester, M9 6HB
Top Flat, 1172 Rochdale Road, Manchester, M9 2ER
2 Victoria Avenue East, Manchester, M9 6HB
1180 Rochdale Road, Manchester, M9 6ER
1174 Rochdale Road, Manchester, M9 6ER



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 30 November 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 133584/FO/2022

Planning Inspectorate reference: APP/B4215/W/22/3306249

Appellant's name: Mr Ali Can Erdogan

Development: Change of use of ground floor to hot food takeaway (sui generis)

Location: 1176 Rochdale Road, Manchester, M9 6ER

Appeal start date: 13 October 2022

Further to our letter of 26 October 2022, relating to an appeal against any enforcement notice, we omitted to mention that the planning appeal under the above reference had been linked to the enforcement notice appeal.

I am writing to inform you that an appeal has been made in respect of the above application.

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 addition of a further hot food takeaway (sui generis) use, would undermine the aim of achieving an appropriate balance of uses in this Local Centre and further erode the retail and daytime function of the parade. The cumulative impact of a further hot food takeaway would in turn be detrimental to the vitality and viability of the centre. The proposed use is therefore contrary to the provisions of Policies C1, C8, C10, SP1 and DM1, of the Manchester Core Strategy, saved policy DC10 of the Unitary Development Plan for the City of Manchester and policy 1 of the Hot Food Take Away Supplementary Planning Document.

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 **4 January 2023**, 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 Janine Renshaw-Livesey 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