

Consultation list for appeal APP/B4215/W/22/3302598

Appeal at Land Adjacent To The Railway Bridge On Stockport Road Opposite Slade Lane, Manchester, M13 0RZ

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 Abid Latif Chohan, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Luthfur Rahman, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Suzanne Richards, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Flat 1, 2 - 4 Slade Lane, Manchester, M13 0QE
Flat 2, 2 - 4 Slade Lane, Manchester, M13 0QE
Flat 3, 2 - 4 Slade Lane, Manchester, M13 0QE
2 - 4 Slade Lane, Manchester, M13 0QE
Flat 4, 2 - 4 Slade Lane, Manchester, M13 0QE
Flat 5, 2 - 4 Slade Lane, Manchester, M13 0QE
Flat 6, 2 - 4 Slade Lane, Manchester, M13 0QE
Flat 7, 2 - 4 Slade Lane, Manchester, M13 0QE
Flat 8, 2 - 4 Slade Lane, Manchester, M13 0QE
642 Stockport Road, Manchester, M13 0RZ
First Floor, Malik Plaza, 10 - 12 Slade Lane, Manchester, M13 0QE
Unit 4, 601 Stockport Road, Manchester, M13 0RX
6 Slade Lane, Manchester, M13 0QE
Unit 4, Malik Plaza, 10 - 12 Slade Lane, Manchester, M13 0QE
Unit 3, Malik Plaza, 10 - 12 Slade Lane, Manchester, M13 0QE
Unit 2, Malik Plaza, 10 - 12 Slade Lane, Manchester, M13 0QE
Unit 1, Malik Plaza, 10 - 12 Slade Lane, Manchester, M13 0QE
636 Stockport Road, Manchester, M13 0SH
Top Floor Flat, 632 Stockport Road, Manchester, M13 0SH
Rear Of 601, Stockport Road, Manchester, M12 6AL
636A Stockport Road, Manchester, M13 0SH
Unit 3, 601 Stockport Road, Manchester, M13 0RX
Unit 1, 601 Stockport Road, Manchester, M13 0RX
Unit 2, 601 Stockport Road, Manchester, M13 0RX
Unit 5, 601 Stockport Road, Manchester, M13 0RX
632 Stockport Road, Manchester, M13 0SH
Malik Plaza, 10 - 12 Slade Lane, Manchester, M13 0QE
628 Stockport Road, Manchester, M13 0SH
6A Slade Grove, Manchester, M13 0QF
4A Slade Grove, Manchester, M13 0QF
8 Slade Lane, Manchester, M13 0QE
Slade Lane Post Office, 630 Stockport Road, Manchester, M13 0SD
24 Slade Lane, Manchester, M13 0QE
634 Stockport Road, Manchester, M13 0SH
640 Stockport Road, Manchester, M13 0SH
638 Stockport Road, Manchester, M13 0SH
638A Stockport Road, Manchester, M13 0SH



MANCHESTER
CITY COUNCIL

Planning

Sue Wills
Telephone: 0161 234 4524
sue.wills@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 28 November 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 133242/AOH/2022

Planning Inspectorate reference: APP/B4215/W/22/3302598

Appellant's name: Network Rail

Development: Installation of 1 x 48 sheet digital LED billboard to replace existing static billboards

Location: Land Adjacent To The Railway Bridge On Stockport Road Opposite Slade Lane, Manchester, M13 0RZ

Appeal start date: 28 November 2022

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 advertising display would by virtue of its size, location, means of illumination and method of display, have a detrimental impact on visual amenity, thereby constituting an unduly obtrusive, incongruous and over dominant feature within the streetscene and in a prominent location on a main radial route. The proposal would therefore have an unacceptable and detrimental impact on the amenity of the area and be contrary to government guidance contained in chapter 12 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 E3.3 (Environmental Improvement and Protection), DC15.1 and DC15.2 (Advertisements, Hoardings and Posters) of the Unitary Development Plan.

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 Sue Wills 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