

Consultation list for appeal APP/B4215/W/22/3299901
Appeal at Footpath Along Varley Street Street, Manchester, M40 7AT

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Councillor Carmine Grimshaw, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor June Hitchen, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
Councillor John Flanagan, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA
St John's House, Barrington Road, Altrincham, WA14 1JY
139 Ridgway Street, Manchester, M40 7DS
202 Varley Street, Manchester, M40 7EJ
200 Varley Street, Manchester, M40 7EJ
Keen Distribution Ltd, 144 Bradford Road, Manchester, M40 7AS
2 Charnley Close, Manchester, M40 7AT
4 Charnley Close, Manchester, M40 7AT
6 Charnley Close, Manchester, M40 7AT
8 Charnley Close, Manchester, M40 7AT
10 Charnley Close, Manchester, M40 7AT
12 Charnley Close, Manchester, M40 7AT
14 Charnley Close, Manchester, M40 7AT
16 Charnley Close, Manchester, M40 7AT
63 Sandal Street, Manchester, M40 7EN



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 22 August 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 131934/TEL/2021

Planning Inspectorate reference: APP/B4215/W/22/3299901

Appellant's name: CK Hutchison Networks (UK) Ltd

Development: Prior Approval for the installation of a 20 metre high telecommunications mast with associated equipment cabinets

Location: Footpath Along Varley Street Street, Manchester, M40 7AT

Appeal start date: 15 August 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 planning permission for the above-mentioned development. The reasons for refusing the application are as follows:

- 1) The City Council is not satisfied that this development has been sited and designed to minimise the impact upon visual amenity. The proposed telecommunication installation by reason of its height, siting and appearance, would be unduly harmful to the character and visual amenity of the streetscene, whilst also being visually intrusive to current and future neighbouring residential properties along this part of Varley Street. The proposed telecommunications equipment would therefore be contrary to policies DM1 and SP1 of the Manchester Core Strategy (2012), saved policy DC17.1 of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework (NPPF).

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 **19 September 2022**, 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 Katie Raw 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