

Consultation list for appeal APP/B4215/W/22/327886
Appeal at 135 - 141 Withington Road, Manchester, M16 8EE

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Whalley Range Forum, 11 Range Road, Whalley Range, Manchester, M16 8FS
Whalley Range Conservation Area Group, 11 Range Road, Whalley Range, Manchester,
M16 8FS
Councillor Aftab Razaq, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Angeliki Stogia, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Muqaddasah Bano, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
131 Withington Road, Manchester, M16 8EE
131B Withington Road, Manchester, M16 8EE
132A Withington Road, Manchester, M16 8FB
134 Withington Road, Manchester, M16 8FB
134A Withington Road, Manchester, M16 8FB
136 Withington Road, Manchester, M16 8FB
141 Withington Road, Manchester, M16 8ED
143 Withington Road, Manchester, M16 8EE
33 Mayfield Road, Manchester, M16 8FU
43 Mayfield Road, Manchester, M16 8FU
Flat 1, 145 Withington Road, Manchester, M16 8FD
Flat 1, 35 Mayfield Road, Manchester, M16 8FU
Flat 1, 41 Mayfield Road, Manchester, M16 8FU
Flat 1, 48 Mayfield Road, Manchester, M16 8EU
Flat 1, 50 Mayfield Road, Manchester, M16 8EU
Flat 1, 52 Mayfield Road, Manchester, M16 8EU
Flat 1, 54 Mayfield Road, Manchester, M16 8EU
Flat 2, 145 Withington Road, Manchester, M16 8FD
Flat 2, 35 Mayfield Road, Manchester, M16 8FU
Flat 2, 41 Mayfield Road, Manchester, M16 8FU
Flat 2, 48 Mayfield Road, Manchester, M16 8EU
Flat 2, 50 Mayfield Road, Manchester, M16 8EU
Flat 2, 52 Mayfield Road, Manchester, M16 8EU
Flat 2, 54 Mayfield Road, Manchester, M16 8EU
Flat 3, 145 Withington Road, Manchester, M16 8FD
Flat 3, 35 Mayfield Road, Manchester, M16 8FU
Flat 3, 41 Mayfield Road, Manchester, M16 8FU
Flat 3, 48 Mayfield Road, Manchester, M16 8EU
Flat 3, 50 Mayfield Road, Manchester, M16 8EU
Flat 3, 52 Mayfield Road, Manchester, M16 8EU
Flat 3, 54 Mayfield Road, Manchester, M16 8EU
Flat 4, 145 Withington Road, Manchester, M16 8FD
Flat 4, 35 Mayfield Road, Manchester, M16 8FU
Flat 4, 50 Mayfield Road, Manchester, M16 8EU
Flat 5, 145 Withington Road, Manchester, M16 8FD
Flat 5, 35 Mayfield Road, Manchester, M16 8FU

Flat 6, 145 Withington Road, Manchester, M16 8FD

Flat 7, 145 Withington Road, Manchester, M16 8FD

Flat 8, 145 Withington Road, Manchester, M16 8FD

Whalley Range Dental Practice, 132 Withington Road, Manchester, M16 8FB



Planning

Jennifer Connor
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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: 131351/FO/2021

Planning Inspectorate reference: APP/B4215/W/22/327886

Appellant's name: Co-operative Group Food Ltd

Development: Change of Use from Class E to Use Class E and/or Hot Food Takeaway (Sui Generis)

Location: 135 - 141 Withington Road, Manchester, M16 8EE

Appeal start date: 17 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 proposed use would have an adverse impact upon the residential amenity of surrounding occupiers due to its potential generation of an unacceptable level of pedestrian and vehicular activity, associated noise and disturbance and the congregation of people in and adjacent to the premises, which would thereby affect the amenity of neighbouring and local residents. The proposed use is therefore considered to be contrary to saved policies DC10 and DC26 of the Unitary Development Plan for the City of Manchester and policies SP1, C10 and DM1 of the Manchester Core Strategy and Hot Food Take Away SPD (March 2017)

2) The creation of a hot food takeaway (Sui Generis Use) at 135 - 141 Withington Road is an inappropriate use, as it is located outside an established and defined shopping parade/centre where hot food take away uses are usually considered to be appropriately located, to avoid any adverse impacts on the character or amenities of the occupiers of residential premises. The proposed use is therefore considered to be contrary to saved policy DC10 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy and Hot Food Take Away SPD (March 2017)

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 **21 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 Jennifer Connor 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