

Consultation list for appeal APP/B4215/Z/22/3305629
Appeal at The Corner Of London Road And Store Street , Manchester, M1 2PF

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
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
High Speed Two (HS2) Limited, One Canada Square, London, E14 5AB



The Owner/Occupier

Date:

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 133244/AOH/2022

Planning Inspectorate reference: APP/B4215/Z/22/3305629

Appellant's name: Network Rail

Development: Installation of 48 sheet LED digital billboard

Location: The Corner Of London Road And Store Street , Manchester, M1 2PF

Appeal start date: 7 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 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 unduly obtrusive, incongruous and overly dominant feature to the listed building on which it would be located and within the wider street scene. The proposal would also result in harm to the appearance and setting of Piccadilly Station and nearby London Road Fire Station. The proposal would result in less than substantial harm to the significance of heritage assets and there would not be the required public benefits to outweigh this. 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), CC9 (Design and Heritage), EN3 (Heritage), DM1 (Development Management) and SP1 (Spatial Principles), the Guide to Development in Manchester, in particular paragraphs 2.6 and 11.45 and saved policies DC15.1, and DC15.2 (Advertisements, Hoardings and Posters), DC18.1 (Conservation Areas), DC19.1 (Listed Buildings) of The Unitary Development Plan for the City of Manchester (UDP) and Manchester Piccadilly 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 Eve Woolstencroft 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