

Consultation list for appeal APP/B4215/W/22/3298650

Appeal at Land Adjacent To 10 Spring Bridge Road, Manchester, M16 8PL

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
MCC Flood Risk Management,
Neighbourhood Team Leader (Arboriculture), Room 3 Block D, Hooper Street Depot, Off
Midland Street, Manchester, M12 6LA
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road,
Central Park, Manchester, M40 5BP
United Utilities Water PLC, 1st Floor Thrilmere House, Lingley Green Avenue, Warrington,
WA5 3LP
Whalley Range Forum, 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
11 Springbridge Road, Manchester, M16 8PL
13 Springbridge Road, Manchester, M16 8PL
15 Springbridge Road, Manchester, M16 8PL
17 Springbridge Road, Manchester, M16 8PL
19 Springbridge Road, Manchester, M16 8PL
21 Springbridge Road, Manchester, M16 8PL
Flat 1, 2 Manley Road, Manchester, M16 8PN
Flat 1, 4 Manley Road, Manchester, M16 8PN
Flat 2, 2 Manley Road, Manchester, M16 8PN
Flat 2, 4 Manley Road, Manchester, M16 8PN
Flat 3, 2 Manley Road, Manchester, M16 8PN
Flat 3, 4 Manley Road, Manchester, M16 8PN
Flat 4, 2 Manley Road, Manchester, M16 8PN
Flat 4, 4 Manley Road, Manchester, M16 8PN
Flat 5, 2 Manley Road, Manchester, M16 8PN
Flat 5, 4 Manley Road, Manchester, M16 8PN
Flat 6, 2 Manley Road, Manchester, M16 8PN



Planning

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david.lawless@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 14 July 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 132330/FO/2021

Planning Inspectorate reference: APP/B4215/W/22/3298650

Appellant's name: Mrs S Zakir

Development: Erection of single storey dwellinghouse with room in the roof space and associated car parking, amenity space and other works

Location: Land Adjacent To 10 Spring Bridge Road, Manchester, M16 8PL

Appeal start date: 13 July 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 development by reason of its siting will form an overdominant and incongruous feature in the street scene and will have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site, contrary to Policy DM1 in the Manchester Core Strategy and the guidance contained within the NPPF.
- 2) The proposed development, by reason of its siting will have an overbearing impact on the neighbouring property and will as a result have a detrimental impact upon the levels of residential amenity enjoyed by the occupants of no. 4 Manley Road, contrary to Policy DM1 in the Manchester Core Strategy and the guidance contained within the 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 **17 August 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 David Lawless using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing