

Consultation list for appeal 6003729
Appeal at 2 Walsingham Avenue, Manchester, M20 2XG

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Heritage & Urban Design, Via Email
Councillor John Leech, 53B Manley Road, Manchester, M16 8HP
Councillor Richard Kilpatrick, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Debbie Hilal, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
7 Stratford Avenue, West Didsbury, Manchester, M20 2LH
21 Beeston Avenue, Altrincham, WA15 7RU
16 Cartwright Road, Manchester, M21 9EY
4 Miller Hey, Mossley, Ashton under Lyne, OL5 9PP
33 Chilworth street, Manchester, M14 7PL
95 Linden Park, Manchester, M19 2PG
16 Scott Avenue, Scott Avenue, Manchester, M21 9QW
263 Burton Road, Manchester, M20 2WA
Flat 1, 267 Burton Road, Manchester, M20 2WA
269 Burton Road, Manchester, M20 2WA
3 Walsingham Avenue, Manchester, M20 2XG
269A Burton Road, Manchester, M20 2WA
Flat 1, 265 Burton Road, Manchester, M20 2WA
267 Burton Road, Manchester, M20 2WA
Flat 2, 267 Burton Road, Manchester, M20 2WA
Flat 2, 265 Burton Road, Manchester, M20 2WA
1 Walsingham Avenue, Manchester, M20 2XG
4 Walsingham Avenue, Manchester, M20 2XG
261 Burton Road, Manchester, M20 2WA
259 Burton Road, Manchester, M20 2WA
1 Kenilworth Avenue, West Didsbury, Manchester, M20 2LJ



Planning

Ciara Gettinby
Telephone: 0161 234 3048
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 21 January 2026

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 143856/FH/2025

Planning Inspectorate reference: 6003729

Appellant's name: Dr Dexter Tarr

Development: Relocation of existing gate post and creation of a driveway following demolition of existing boundary wall

Location: 2 Walsingham Avenue, Manchester, M20 2XG

Appeal start date: 20 January 2026

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 would have a detrimental impact in terms of highway and pedestrian accessibility and safety, due to the vehicle overhanging the adjacent footway and obstructing pedestrian movements. The proposal would not improve pedestrian routes and impair disabled people and people with mobility impairments to participate fully in life. The proposal is therefore contrary to policies SP1, DM1, and T1 of the Manchester's Core Strategy Development Plan Document and the guidance within the National Planning Policy Framework.
- 2) The proposal, by reason of its appearance would detract from the designated heritage asset, causing unnecessary visual harm and detriment to the special architectural and historic interest of the Albert Park Conservation Area. As such, the proposal is contrary to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone joint development plan document and Chapter 16 of the National Planning Policy Framework.

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

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 can do this online at <https://contact-us.planninginspectorate.gov.uk/hc/en-gb/requests/new> or by writing to the Planning Inspectorate, Temple Quay House, 2 The Square Bristol BS1 6PN within 4 weeks of the appeal's starting date. **Please note there is no opportunity to make further representations at the appeal stage**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Ciara Gettinby 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