

Consultation list for appeal 6008786
Appeal at 348 Droylsden Road, Manchester, M40 1GF

Heritage & Urban Design, Via Email
Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, 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
Bryn view cottage, 6 graver lane, manchester, M40 1QL
5 Sparth Road, Clayton Bridge, Manchester, M40 1QH
14 Brookdale Avenue, Manchester, M40 1GH
15A Sparth Road, Manchester, M40 1QH
Garage, 15A Sparth Road, Manchester, M40 1QH
10 Brookdale Avenue, Manchester, M40 1GH
14 Brookdale Avenue, Manchester, M40 1GH
9 Sparth Road, Manchester, M40 1QH
350 Droylsden Road, Manchester, M40 1GF
340 Droylsden Road, Manchester, M40 1GF
336 Droylsden Road, Manchester, M40 1GF
334 Droylsden Road, Manchester, M40 1GF
8 Graver Lane, Manchester, M40 1QL
6 Graver Lane, Manchester, M40 1QL
4 Graver Lane, Manchester, M40 1QL
5 Sparth Road, Manchester, M40 1QH
2 Graver Lane, Manchester, M40 1QL
7 Sparth Road, Manchester, M40 1QH
3 Sparth Road, Manchester, M40 1QH
11 Sparth Road, Manchester, M40 1QH
1 Sparth Road, Manchester, M40 1QH
8 Brookdale Avenue, Manchester, M40 1GH
2A Graver Lane, Manchester, M40 1QL
12 Brookdale Avenue, Manchester, M40 1GH
342 Droylsden Road, Manchester, M40 1GF
338 Droylsden Road, Manchester, M40 1GF
14 Brookdale Avenue, Manchester, M40 1GH
9 Sparth Road, Manchester, M40 1QH
350 Droylsden Road, Manchester, M40 1GF
340 Droylsden Road, Manchester, M40 1GF
336 Droylsden Road, Manchester, M40 1GF
334 Droylsden Road, Manchester, M40 1GF
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The Owner/Occupier

Date: 8 May 2026

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 142218/FO/2025

Planning Inspectorate reference: 6008786

Appellant's name: Mr Michael O'Sullivan

Development: Erection of single storey building to form office, refuse container/shipping container with fencing to boundary.

Location: 348 Droylsden Road, Manchester, M40 1GF

Appeal start date: 5 May 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 site lies outside of an established commercial area and is located in a predominantly residential area, where office uses (Class E) are not prevalent. The development is therefore incompatible with the surrounding area, and results in an over intensive use of the site resulting in a consequential increase in the levels of noise and disturbance from associated activity and associated comings and goings, noise levels, waste generation and demand for on street parking. The development would therefore have an unacceptable detrimental impact upon the residential amenity of neighbouring residential occupiers and would be detrimental to the character of the area. The proposal would therefore be contrary to the provisions of policies SP1, T2 and DM1 of the Manchester Core Strategy, saved policy DC26 of the Unitary Development Plan for the City of Manchester and guidance in the National Planning Policy Framework.
- 2) By virtue of the scale, siting and appearance of the associated structures, the development introduces features that have a harmful visual impact upon the street scene, and which would be out of character with the adjacent Conservation Area. The development would thereby have a visually intrusive and incongruously relationship to its context, having a harmful impact upon the character of the Conservation Area and visual amenities of the area and be contrary to policies DM1, EN3 and SP1 of the Manchester Core Strategy for the City of Manchester, saved policy DC18.1 of the Unitary Development Plan for the City of Manchester, policy JP-P2 of the Places for Everyone Joint Development Plan and the guidance contained in the National Planning Policy Framework.

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 at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference/> or by contacting their customer service team on 0303 444 5000 or by post to Planning Inspectorate, c/o QUADIENT, 69 Buckingham Avenue, Slough, SL1 4PN.

Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **10 June 2026**, 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://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference and on the Council's website.

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