

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning (Control of Advertisements) (England) Regulations 2007

Advertisement Consent

Applicant

Mr David Paige
Fulham Shore
1st Floor
50-56 Berwick Street
London
W1F 8SJ

Agent (if used)

Miss Natalie Long
Technical Signs
Hille Business Centre
132 St Albans Road
Watford
WD24 4AE

Part 1 – Particulars of the application/development

Proposal: Installation of 3 sets of externally illuminated individual letter signs and 1 externally illuminated projection sign

Location: 37-43 King Street, Manchester , M2 7AT

Date of application: 13 August 2021

Application number: 131347/AO/2021

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

The application is approved on the basis that the proposal has been considered in terms of its impact on a listed building and highway safety and is in accordance with the City Council's Unitary Development Plan, in particular policies: DC18 on Conservation Areas, DC19 on Listed Buildings and DC14.5B (Shop Fronts and Related Signs) and is consistent with guidance in Section 9 (Promoting sustainable transport) and Section 16 of the National Planning Policy Framework on Conserving and enhancing the historic environment and there are no other material considerations.

Condition(s) attached to this decision

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

THE LOCATION PLAN received 13th August 2021
Proposed drawing SIGNAGE 03 REV D received 27th January 2022
The Site Plan 04 REV B both received 12th Jan 2022
Proposed drawing SIGNAGE 02 REV C received 14th Jan 2022

Documents

Design & Access Statement received 13 Aug 2021
Heritage Statement received 13 August 2021

Other

The computer generated image received 12th January 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Informatives

The proposed projecting sign extends to a maximum projection of 0.85m over the adopted highway. As such, a Projection over License will be required. This is to be funded at the applicant's expense and is obtainable via the following link:

http://www.manchester.gov.uk/directory_record/138255/projecting_overunder_the_highway/category/355/highways_and_pavements Or through Contact Manchester on Tel. 0161 234 5004.

The applicant is advised that and any requirements for licensing, hoarding / scaffolding will need discussion with MCC Highways Network Resilience team via highwaynetworkmanagement@manchester.gov.uk.

The applicant is advised that any access arrangements, footpath closures and associated temporary traffic management arrangements require discussion and agreement with MCC Highways Applications and Network Resilience teams via highwaynetworkmanagement@manchester.gov.uk.

Date: 11 February 2022

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This consent refers only to that required under the Town and Country (Control of Advertisements) (England) Regulations 2007 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse consent or approval for the proposed development, or to grant consent or approval subject to conditions, he may appeal to the Secretary of State in accordance with section 78 of the Act as amended by the Regulations within eight weeks of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals available through the gov.uk website at www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.