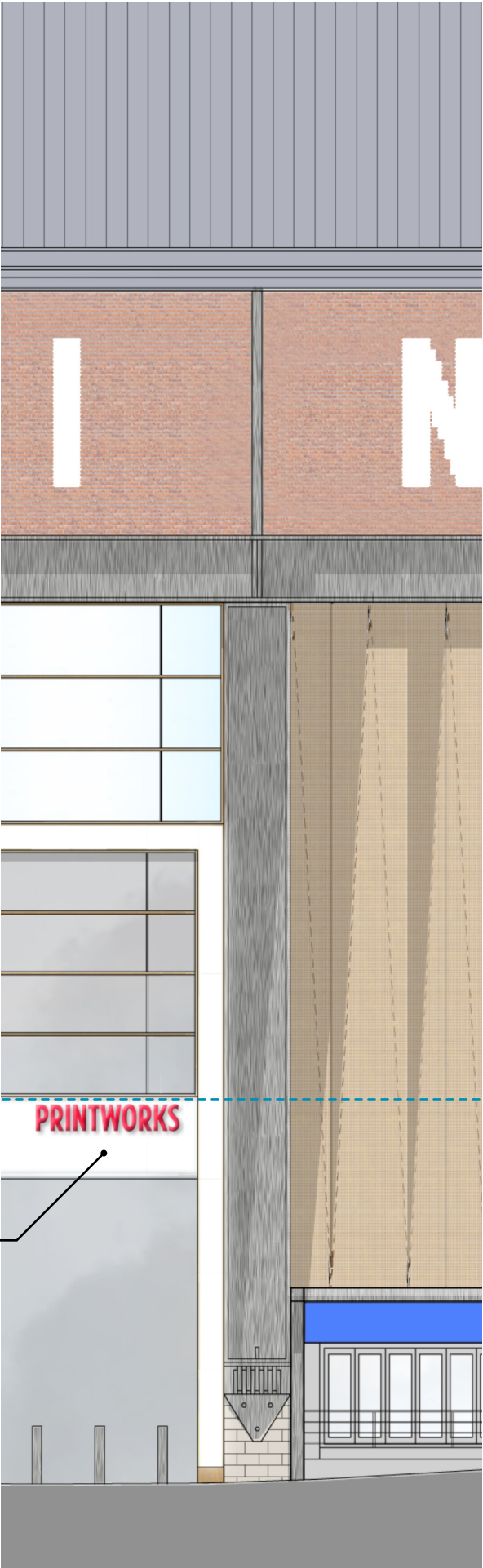
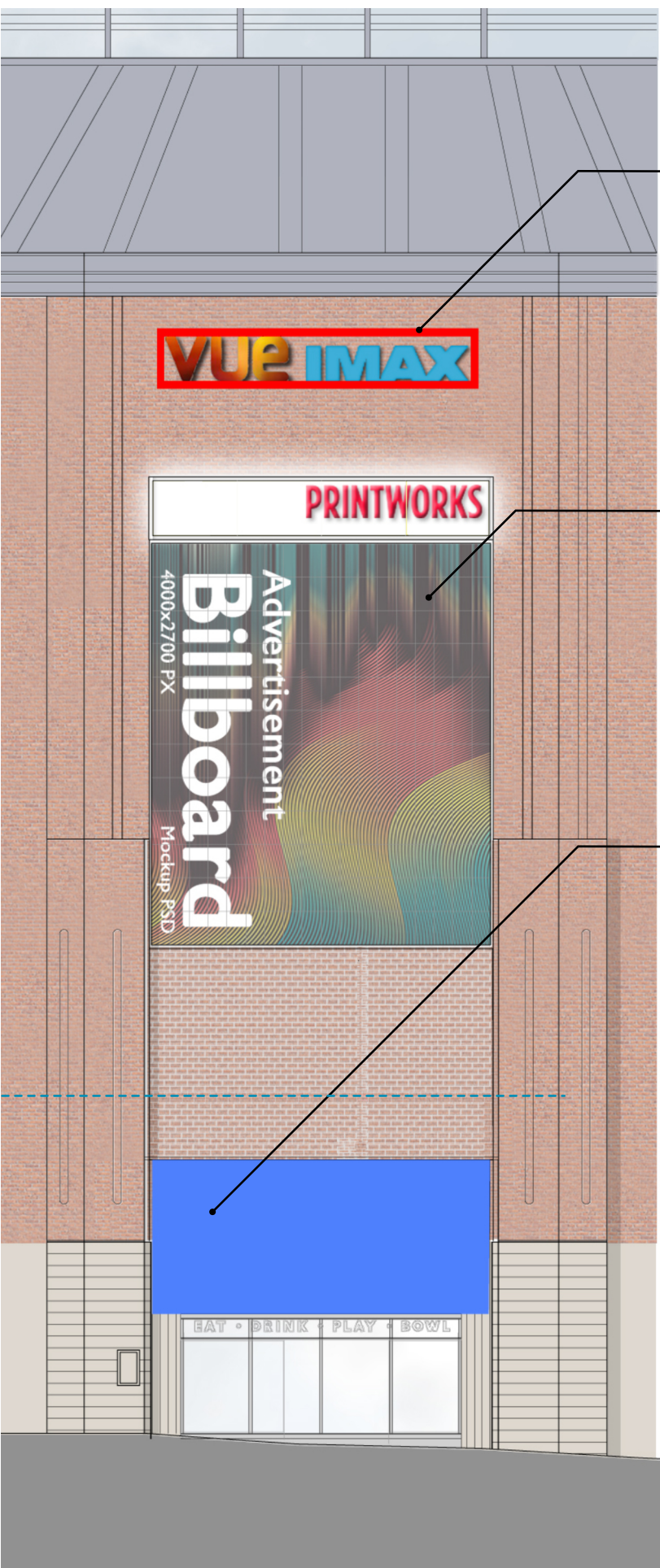




Level of corner sign zones aligned with internal street entrance

Landlord's signage as main consent



(12) High level signage

Individual 3D letters and logo elements in tenant's graphic style, fonts and colours;

Internal illumination;

Existing support frames removed and replaced with concealed elements where possible.

Landlord's signage as main consent

(11) Corner sign zone

Consistent frame type;

Sign infill to suit ground floor unit's fonts, graphic style and colour;

Internal illumination

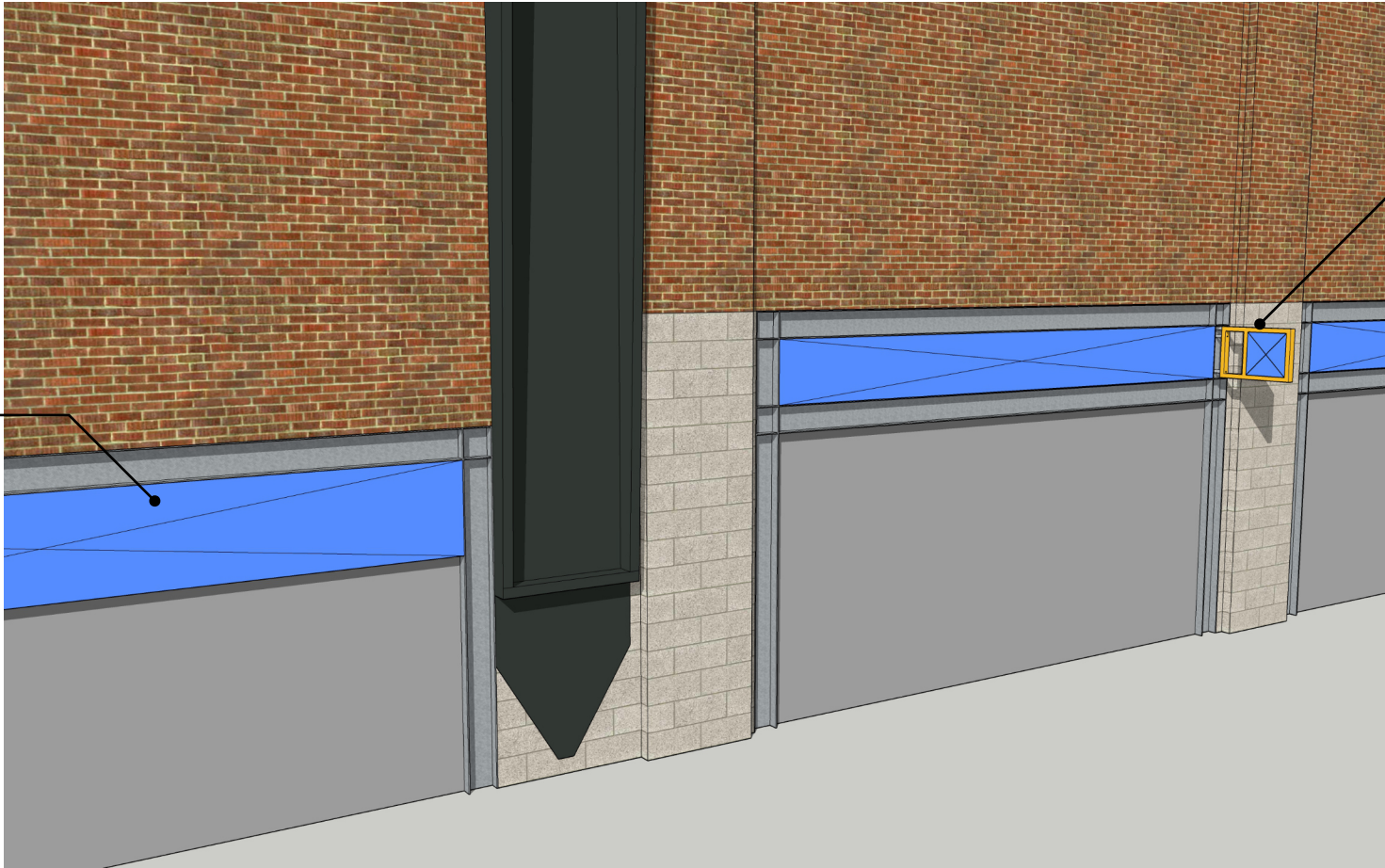
Fascia signs (9)

Sign sizes constrained by existing surrounds and shopfronts.

Sign infill to suit ground floor unit's graphic style, fonts and colours;

Projecting elements not to exceed 75mm;

Signs to be internally illuminated.



(10) Projecting blades

Frames installed by tenant by an approved fabricator.

50mm (face) x 75mm (depth) galvanised steel RHS frame with PPC finish as Interpon Pure Gold or equivalent;

Fixings to existing surrounds concealed by, 35mm dia, stainless steel stand-off fixing sleeves;

Cable routes to sign concealed by matching stand-off fixing sleeve;

Frame height aligned with existing shopfront surround, square sign infill;

Sign infill to suit ground floor unit's graphic style, fonts and colours. Depth not to exceed frame width. Fixing of Infill to allow replacement;

Signs to be internally illuminated.



(11) Corner signs

Frames installed by tenant by an approved fabricator.

100mm (face) x 150mm (depth) galvanised steel RHS frame with PPC finish as Interpon Pure Gold or equivalent;

Fixings to elevation controlled as Landlord's detail;

Frame width aligned with existing elevation bays, heights aligned with internal street entrance;

Sign infill to suit ground floor unit's graphic style, fonts and colours. Depth not to exceed frame width. Fixing of Infill to allow replacement;

Signs to be internally illuminated.

6.0 Lighting requirements

The maximum luminance level of advertisements/signs less than 10m² shall not exceed 600 cd/m² during non-daylight hours or inclement weather.

Extract of relevant planning conditions, Manchester City Council Advertisement Consent 125295

Date of application 25/11/19, Date of decision 11/02/20

6
Prior to first use of advertisements the following information/documents shall be submitted to and approved in writing by the City Council as Local Planning Authority

6a
Confirmation of the maximum luminance level during the daytime

6c
Hours of operation for external advertisements
- Action by Tenants

7a
External advertisements shall be designed and installed so as to control glare and over-spill onto nearby residential properties. Prior to the first use of the hereby approved external advertisements a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of the occupiers of nearby properties shall be submitted to and agreed in writing by the City Council as local planning authority.
- Action by Landlord’s consultant.

7b
Prior to the first use of the approved external advertisements (except for testing purposes), a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report (part a). The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non- conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria. The report and any necessary measures shall be submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be implemented in full in accordance with the approved details.
- Action by Tenants