

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 Mohammed Tayab
Euro Garages
Euro House
Beehive Trading Park
Haslingden Rd
Blackburn
BB1 2EE

Agent (if used)

Mr Mark White
Gee tee Signs Ltd
Bestwood Road
Bulwell
NG6 8SS

Part 1 – Particulars of the application/development

Proposal: Installation of 2 illuminated individual letter signs to (1 to each entrance), two illuminated drive thru' signs and illuminated logo signs to first floor level, 2 free standing illuminated menu displays, illuminated lettering to height restrictor barrier, 2.3m high illuminated monolith sign, 1 x 9m illuminated pylon sign, 1 x 7.6m illuminated pylon sign, order canopy sign, two illuminated directional signs and non illuminated PVC banner sign set in a free standing frame

Location: Starbucks (Within Asda Car Park) , Gibbon Street, Manchester, M11 4BD

Date of application: 23 March 2021

Application number: 129730/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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan saved policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance, the agent was requested to reduce the height of the pylon sign in proximity to Gibbon Street, and turnoff lighting to the signage when the business is closed, and the appropriate conditions have been attached.

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:

Plan ref: DJ-0221-026 1500w Siren Roundel (Sign A); DJ-0221-027 Starbucks Acrylic text 250H (Sign B); DJ-0221-028 Drive thru lettering (Sign C); DJ-0221-031 Height restrictor signage (Sign F); DJ-0221-032 Monitor menu case (Sign G); DJ-0221-033 Monitor menu triple case 1 of 2 and 2 of 2 (Sign H); DJ-0221-035 7.6m Pylon Sign (Sign J) ; DJ-0221-036 2.3m Logo monolith sign(Sign K); DJ-0221-037 Banner frame (Sign L); DJ-0221-039 Site Plan ((Front and rear elevation) ; DJ-0221-039 Site Plan (Left and Right elevation);
Plan ref :DM-0321-198 Visual 1 of 3, Visual 2 of 3 , Visual 3 of 3; DM-0321-199 Visual 1 of 2, Visual 2 of 2;
received 23rd March 2021.

Plan ref: DM-1220-73 9m Pylon sign and Block plan showing location of 9m Pylon Sign to the western boundary of the district centre car park received 26th March 2021.

Revised location of Pylon Sign J to the north west of the proposed drive thru coffee shop adjacent to Gibbon Street received 6th April 2021;

Email from planning agent 15.04.2021 regarding depth of works in proximity to Metrolink;

Email from planning agent 04.05.2021 regarding height of Pylon sign to Gibbon Street;

Plan ref: DJ-0221- 029 Illuminated directional Drive Thru' post sign (plan 1of 2 and plan 2of 2) - Sign D received 04.05.2021;

Plan ref: DJ-0221- 030 Illuminated directional Drive Thru' post signs No Entry and Thank You (plan 1of 2 and plan 2of 2) - Sign E received 04.05.2021;

Plan ref: DJ-0221- 034 Order Here canopy sign (Plans 1 of 4 , 2 of 4, 3 of 4 and 4 of 4) - Sign I received 04.05.2021;

Plan ref: DJ-0221-041 Site Plan received 04.05.2021;

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) No development in regard to the 9m high pylon sign located to the western boundary of the district centre car park, shall take place, until a Construction Management Plan with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the City Council as local planning authority. The Construction Management Plan shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone and Metrolink Infrastructure and shall be adhered to throughout the construction period. The Construction Management Plan shall specify the construction methods to be used; including the use of any lifting equipment (which must not oversail the tramway) and details of the location and size of any excavations within 1m of the nearest element of the Metrolink Infrastructure, which in this case is the capping beam. The development shall be implemented in full accordance with the approved Construction Management Plan.

Reasons - To safeguard the amenities of the locality, and to ensure compliance with the necessary system clearances and safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system, pursuant to policies SP1, EN19, and DM1 of the Manchester Core Strategy (2012).

4) The maximum luminance level of the advertisements hereby approved shall not exceed 350cd/m² during daylight hours and 300cd/m² during non-daylight hours / inclement weather.

Reason - In the interests of highway and pedestrian safety pursuant to policies T1 and DM1 of the adopted Manchester Core Strategy (2012) and saved policies E3.3, DC15.1 and DC15.2 of the Unitary Development Plan for the City of Manchester.

5) The advertisements hereby approved shall not be illuminated outside of the opening hours of the business premises.

Reason - In the interests of pedestrian/highway safety and residential amenity enjoyed within the vicinity of the site, pursuant to policy DM1 of the Manchester Core Strategy (2012).

6) The Pylon Sign to the western boundary of the district centre car park shown on plan ref: DM-1220-73 and Block plan received 26th March 2021 shall be no more than 9m in height above ground level (when installed), and the Pylon Sign J to the north west of the proposed drive thru coffee shop shown on plan ref: DJ-0221-035 received 23rd March 2021, and Block plan received 6th April 2021, shall be no more than 7.6m in height above ground level (when installed).

Reason - For the avoidance of doubt, and to safeguard the visual and residential amenity of the local residents pursuant to policy DM1 of the Manchester Core Strategy (2012).

Informatives

There are no informatives attached to this decision.

Date: 18 May 2021

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.