

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126243/AO/2020

Date registered valid: 1 July 2020

Proposal: Installation of 2no. individual letter, internally illuminated fascia signs and 1no.individual letter, internally illuminated sign fixed to the existing canopy.

Address: Arndale Centre, Arndale House , Market Street, Manchester, M4 3AQ

Ward(s): Piccadilly Ward

Applicant: Mr M Jones Roxy Leisure Ltd 5 Clayton Wood Court, LS16 6QW

Agent (if any): Mr Baz Armstrong Edit Architecture 72 Fagley Lane, Bradford, BD2 3NS

Case officer: Rebecca Hadfield
Tel: 0161 234 4071
Email: r.hadfield@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 August 2020

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 1 July 2020 Expired: 22 July 2020

Neighbour notifications

Printed: 1 July 2020 Expired: 22 July 2020

Site notice

Posted: 6 August 2020 Expired: 27 August 2020

Press advert

Published: 7 July 2020 Expired: 28 July 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The Site - This application relates to a unit which forms part of the Arndale Centre and fronts on to Withy Grove, the site is also within close proximity to a conservation area. The surrounding area is mixed commercial in character, and includes the Football Museum, Chetham's School of Music, Victoria Train Station, Shudehill transport interchange, a hotel, residential accommodation, offices, bars, restaurants and shops.

Description of development

Advertisement consent is sought for the installation of 2no. individual letter, internally illuminated fascia signs and 1no.individual letter, internally illuminated sign fixed to the existing canopy.

Consultations & Notification Responses

Publicity - the application has been advertised in the local press, a site notice was displayed at the site and neighbours were notified - No representations have been received

Highway Services - Have confirmed that they have no objections to the proposals. An informative regarding projection over licence has been attached.

Environmental Health - No representations have been received.

Issues

Visual amenity - The proposed signs are considered to be acceptable as it is felt that they would not adversely affect the appearance of the building or visual amenity within the area. There are several other commercial properties surrounding the application site that have similar signs so the proposal would be in keeping with signs on other buildings in the area.

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

For the above reasons, the signs are considered to be acceptable as they would be consistent with policy DM1 of the Manchester Core Strategy.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application for planning permission officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this case there were no problems in relation to dealing with the application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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:

- Site location plan, stamped as received by the Local Planning Authority on 17 February 2020
- Drawing numbered CO-17rev A, stamped as received by the Local Planning Authority on 19 August 2020
- Drawing Titled -Canopy Signage Rev A, stamped as received by the Local Planning Authority on 19 August 2020
- Drawing numbered CO-23, stamped as received by the Local Planning Authority on 18 Jun 2020

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

1) The proposed sign extends for a maximum of 1.5m over the adopted highway. As such, a projection over license will be required. This is obtainable via Contact Manchester 0161 234 5004 and is to be funded at the applicants expense.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Basement, 5 Well Street, Manchester, M4 2AB
Next, 100 Corporation Street, Manchester, M4 3AJ
31 Withy Grove, Manchester, M4 2BJ
35 - 39 Withy Grove, Manchester, M4 2BJ
Unit 32A, Lower Mall Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 32, Lower Mall Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 31, Lower Mall Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
5 Well Street, Manchester, M4 2AG
Flat 403, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 402, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 902, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 803, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 703, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 701, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 602, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 504, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 501, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 305, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 303, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 205, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 203, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 106, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 103, The Works, 33 Withy Grove, Manchester, M4 2BJ
Shudehill Interchange, Shudehill, Manchester, M4 4AN
The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 901, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 802, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 801, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 702, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 604, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 603, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 601, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 503, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 502, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 404, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 401, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 304, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 302, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 301, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 204, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 202, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 201, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 105, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 104, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 102, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 101, The Works, 33 Withy Grove, Manchester, M4 2BJ
29 Withy Grove, Manchester, M4 2BJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CITY1