MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

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

Advertisement Consent

Applicant

Jasmin Cosslett
Schroders
Manchester
M1 4BT

Agent (if used)

Jasmin Eastwood
Sheppard Robson Architects
Twenty Seventh Floor City Tower
Piccadilly Plaza
Manchester
M1 4BT

Part 1 – Particulars of the application/development

Proposal: Installation of new internally illuminated signage to New York Street and Parker Street entrance canopies.

Location: City Tower , Piccadilly Plaza, Manchester, M1 4BT

Date of application: 7 September 2020

Application number: 127924/AO/2020

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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Appropriate conditions were attached to ensure an acceptable proposal.

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:

Site Location Plan Drawing No. 5298 - SRA ZS ZZ DR A 00-100 Revision P01, stamped as received by the City Council as local planning authority on 07 September 2020.

Drawings No. 5298 - SRA ZS ZZ SR A 20-223 Revision P03, 5298 - SRA ZS ZZ DR A 20-221 Revision P03, stamped as received by the City Council as local planning authority on 07 September 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies EN3, CC9, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC14 of the Unitary Development Plan for the City of Manchester

3) Notwithstanding the approved plans and drawings as specified in condition 2, the proposed advertisements shall;
(a) be designed and installed to control glare and overspill onto nearby residential properties;
(b) have a luminance level no greater than 600cd/m2;

Reason - To ensure that the advertisements cause no harm to residential amenity and are designed and installed to a high quality standard with regard to visual amenity, pursuant to policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC14 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the approved plans and documents as specified in condition 2, prior to the installation of the hereby consented advertisements the full details of the external advertisements final design shall be submitted to and approved in writing by the City Council as local planning authority. The details shall include;
(i) samples and/or specifications of all externally visible materials;
(ii) detailed cross sections with clear annotation including any associated wiring and junction box details; and
(iii) methodology of installation.

The advertisements shall be installed in full accordance with the approved details thereafter.

Reason - In the interests of visual amenity pursuant to policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC14 of the Unitary Development Plan for the City of Manchester.

Informatives

There are no informatives attached to this decision.

Date: 30 October 2020

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.