

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127519/AO/2020

Date registered valid: 21 July 2020

Proposal: Installation of 2no. internally illuminated, individual letter signs, fixed at highlevel to the East and West elevations, 1no. internally illuminated, individual letter sign, fixed at the ground floor entrance on the South elevation, and 1no. internally illuminated, individual letter sign fixed to the perforated wind mitigation screen at ground floor level.

Address: 60 Charles Street, Manchester, M1 7DF

Ward(s): Deansgate Ward

Applicant: Mr John Parnell CEPF II Charles Street Manchester 33 Cavendish Square, London, W1G 0PW

Agent (if any): SimpsonHaugh Pablo Cabrejas SimpsonHaugh Commercial Street, Manchester, M15 4RQ

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

Recommendation: Approve

Date of recommendation: 28 September 2020

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 25 August 2020 Expired: 15 September 2020

Neighbour notifications

Printed: 25 August 2020 Expired: 15 September 2020

Site notice

No site notice has been produced

Press advert

No press advert had been published

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

This application relates to 60 Charles Street, the building is not listed and is not in a conservation area, but is adjacent to the Whitworth Street Conservation area. The surrounding area is mixed commercial in character.

Description of development

This application seeks consent for the installation of 2no. internally illuminated, individual letter signs, fixed at high level to the East and West elevations, 1no. internally illuminated, individual letter sign, fixed at the ground floor entrance on the South elevation, and 1no. internally illuminated, individual letter sign fixed to the perforated wind mitigation screen at ground floor level.

Consultations & Notification Responses

Neighbours - no representations have been received.

Environmental Health - have confirmed that they have no objections to the proposal.

Highway Services - have confirmed that they have no objections to the proposal. An informative regarding a projection over licence will be attached.

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. The applicant has incorporated guidance provided by the LPA.

Public Safety No issues.

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 and saved policy DC14 of the UDP.

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:

Drawing numbered 10227-A-B5D8-G100-XP-AL-001, stamped as received by the Local Planning Authority on 21 July 2020.

Drawing numbered 10227-A-B5D8-G100-XP-AL-002, stamped as received by the Local Planning Authority on 21 July 2020.

Drawing numbered 10227-A-G400-DE-XX-003 REV P2, stamped as received by the Local Planning Authority on 21 July 2020.

Drawing numbered 10227-A-G400-EL-EW-002 REV P3, stamped as received by the Local Planning Authority on 21 July 2020.

Drawing numbered 10227-A-G400-EL-ES-003 REV P2, stamped as received by the Local Planning Authority on 21 July 2020.

Drawing numbered 10227-A-G400-EL-EE-002 REV P2, stamped as received by the Local Planning Authority on 21 July 2020.

Drawing numbered 10227-A-G400-DE-XX-002 REV P2, stamped as received by the Local Planning Authority on 21 July 2020.

Drawing numbered 10227-A-G400-DE-XX-001 REV P2, stamped as received by the Local Planning Authority on 21 July 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, and saved policy DC14 of the UDP.

Informatives

1) The proposed projecting sign extends for a maximum of 2.2m 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

90 - 94 Oxford Street, Manchester, M1 5WH
Brazilian Waxing Company, 5 Oxford Road, Manchester, M1 6EY
Flat 36, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 18, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 38, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 20, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Oxford Place, 7 Oxford Road, Manchester, M1 6EY
2 - 4 Oxford Road, Manchester, M1 5QA
105 Oxford Street, Manchester, M1 6EY
Spar, 2 - 4 Oxford Road, Manchester, M1 5QA
Holiday Inn Express, 2 - 4 Oxford Road, Manchester, M1 5QA
Flat 115, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
DC Motor Engineering, Arch 45 At, 5A York Street, Manchester, M1 7DE
Flat 97, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 92, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 79, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 52, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 30, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 24, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 10, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 8, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 33, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 31, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 30, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 27, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 25, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 13, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 9, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 113, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 96, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 89, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 86, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 82, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 76, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 71, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 61, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 55, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 45, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 39, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 31, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 25, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 19, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Paint Pots Nursery, Ground Floor, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 5, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 39, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 35, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 32, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 14, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 10, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 110, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 103, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 101, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 73, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 68, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Serviced Apartment 59, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 56, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Serviced Apartment 54, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 51, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 44, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 42, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 37, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 33, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 32, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 16, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 9, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 6, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 4, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
9 - 11 Oxford Road, Manchester, M1 6EY
Flat 34, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 26, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 4, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 114, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 106, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 100, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 99, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 74, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 65, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 63, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 60, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Serviced Apartment 53, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 50, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 48, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 40, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 26, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 13, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 22, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 21, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 12, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 93, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 90, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 87, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 85, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 78, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 77, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 64, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 62, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 41, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 29, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 28, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 17, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 17, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 15, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 6, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 3, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 1, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 112, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 111, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 109, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 107, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 104, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 95, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 81, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 75, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 72, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 67, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 23, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Serviced Apartment 58, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 43, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 35, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 21, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 18, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 15, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 14, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 11, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 5, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 2, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 40, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 11, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 8, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 94, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 91, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 84, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 83, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Serviced Apartment 69, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 66, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 47, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 46, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 38, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 27, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 22, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 20, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 7, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 1, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 37, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 23, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 19, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
1 Oxford Road, Manchester, M1 6EY
15 Oxford Road, Manchester, M1 6FZ
Flat 108, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 105, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 102, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 98, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 88, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 80, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 57, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 49, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 36, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD

Flat 34, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 12, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 3, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 2, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 70, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 29, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 7, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 28, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 24, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 16, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Area Team Boundary - Name: CITY1