MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	126293/AO/2020
Date registered valid:	3 March 2020
Proposal:	Signage with the street number of the building in a circle.
Address:	19 Spring Gardens, Manchester, M2 1FB
Ward(s):	Deansgate Ward
Applicant:	Mr Jonathan Ainsley Muller Investment & Asset Management 50 Fenchurch Street, London, EC3M 3JY
Agent (if any):	Mr Paul Smith Fairhursts Design Group 55 King Street, Manchester, M2 4LQ
Case officer:	Joe Hobbs Tel: 0161 600 8772 Email: j.hobbs@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	23.04.2020

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 10 March 2020

Standard consultations:
Printed: 5 March 2020 Expired: 26 March 2020

Neighbour notifications
Printed: 5 March 2020 Expired: 26 March 2020

Site notice
Posted: 10 March 2020 Expired: 31 March 2020

Press advert
Published: 10 March 2020 Expired: 31 March 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order:

Description of area

This application relates to a commercial building located at 19 Spring Gardens in Manchester City Centre. The building is in mixed use area with retail units (shop and hairdressers) at ground level and offices on the upper floors.

The property is located within the Upper King Street conservation area. There are listed buildings nearby including 3 York Street next door which is Grade II* listed.

Description of development

The proposal is for the installation of a fascia-level, building number sign to a new facade, recently approved under application ref. 126292/FO/2020.

Consultations & Notification Responses

Publicity was made regarding the application in the form of a site notice and an advert in the local press. Local neighbours were also notified of the proposals. No responses received.

Consultation was made to the following bodies:

Highways Services - no objections

Environmental Health - no representation received

Issues

The main issues to consider are visual amenity and public safety:

The signage is minimal and in keeping with the architectural features of the building. The background illumination would be no greater than 300cd/m2. The signage is considered a lightweight and unobtrusive feature.

There are no concerns regarding public safety.

Given the above, the proposal is considered acceptable and in accordance with the following key policies: Core Strategy policies C1 (Centre Hierarchy), CC10 (A Place for everyone), DM1 (Development Management), SP1 (Spatial Principles)., and saved policy DC15 (Advertisements) and DC 18.1 (Conservation Areas).

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 polices 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:

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 the decision to ensure an acceptable development to which the applicant raised no objection.

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:

Proposed External Elevations 08-101
Location Plan 08-103
Design and Access Statement
stamped as received by Manchester City Council as Local Planning Authority 20th February 2020

Proposed signage section and elevations 08-104
received via email 3rd March 2020

Email from Paul Smith confirming lighting levels
received via email 9th April 2020

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

LOCKTON COMPANIES INTERNATIONAL, Sixth Floor, Tootal House, 19 - 21 Spring Gardens, Manchester, M2 1FB
Fifth Floor, Tootal House, 19 - 21 Spring Gardens, Manchester, M2 1FB
Fourth Floor, Tootal House, 19 - 21 Spring Gardens, Manchester, M2 1FB
Third Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Ninth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
3 York Street, Manchester, M1 7DE
Seventh Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
SPACEZERO (NORTH) LTD, Mezzanine Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Second Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
First Floor, Lowry House, 17 Marble Street, Manchester, M2 3AW
Ground Floor, Lowry House, 17 Marble Street, Manchester, M2 3AW
BRUNTWOOD ESTATES BETA, Fourth Floor, Lowry House, 17 Marble Street, Manchester, M2 3AW
Eighth Floor, Lowry House, 17 Marble Street, Manchester, M2 3AW
Fifteenth Floor, Lowry House, 17 Marble Street, Manchester, M2 3AW
Third Floor, Lowry House, 17 Marble Street, Manchester, M2 3AW
Sixth Floor, Lowry House, 17 Marble Street, Manchester, M2 3AW
Fifth Floor, Lowry House, 17 Marble Street, Manchester, M2 3AW
Twelfth Floor, Lowry House, 17 Marble Street, Manchester, M2 3AW
Thirteenth Floor, Lowry House, 17 Marble Street, Manchester, M2 3AW
Ninth Floor, Lowry House, 17 Marble Street, Manchester, M2 3AW
First Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Eighth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Tenth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Eleventh Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Sixth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Fifth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Fourth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Ground Floor, 26 Spring Gardens, Manchester, M2 1BB
Sixth Floor, 19 Spring Gardens, Manchester, M2 1FB
Fifth Floor, 19 Spring Gardens, Manchester, M2 1FB
Seventh Floor, Lowry House, 17 Marble Street, Manchester, M2 3AW
Tenth Floor, Lowry House, 17 Marble Street, Manchester, M2 3AW
Fourteenth Floor, Lowry House, 17 Marble Street, Manchester, M2 3AW
Second Floor, Lowry House, 17 Marble Street, Manchester, M2 3AW
Eleventh Floor, Lowry House, 17 Marble Street, Manchester, M2 3AW
Fourth Floor, 19 Spring Gardens, Manchester, M2 1FB
Third Floor, 19 Spring Gardens, Manchester, M2 1FB
Second Floor, 19 Spring Gardens, Manchester, M2 1FB
First Floor, 19 Spring Gardens, Manchester, M2 1FB
24 - 26 Fountain Street, Manchester, M2 2BE
Ground Floor, 19 Spring Gardens, Manchester, M2 1FB
28 - 30 Fountain Street, Manchester, M2 2BE
32 Fountain Street, Manchester, M2 2BE
Lowry House, 17 Marble Street, Manchester, M2 3AW
Athenaeum, 1 York Street, Manchester, M2 2AW
11 Spring Gardens, Manchester, M2 1EB

34 Fountain Street, Manchester, M2 2BE
Kier York Street LLP, C/o Deloitte LLP, 2 Hardman Street, Manchester, M3 3HF

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
Conservation Area - Upper King Street (Extension) Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1