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

Manchester City Council
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte LLP
2 Hardman Street
Spinningfields
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Display of advertising on site hoarding

Location: Town Hall , Albert Square, Manchester, M2 5DB

Date of application: 20 May 2019

Application number: 123654/AO/2019

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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 advertisement shall not be displayed beyond 1st December 2023. The advertisements and any supporting structures shall be removed on that date.

Reason - The advertisement is of a temporary nature only and is not considered acceptable as a permanent feature on this building in order to comply with saved policies DC15.1 and DC15.2 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy. A temporary consent is granted to allow alternative letting strategies to be put in place.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location Plan OTH-PUR-XX-XX-DWG-A-008 REV 01
Early Works Submission - Planning, Design and Access Statement
Approach to Fire Safety OTH-LLC-XX-XX-RPT-O-0001 S2
Hoarding Phasing Strategy
LBC Method Statement: Management of Early Works OTH-LLC-XX-XX-RPT-W-0005 S2
Site Plan Phase 1 Hoarding OTH-PLA-12 REV 01
Site Plan Phase 2 Hoarding OTH-PLA-13 REV 01
Early Works Heritage Impact Assessment OTH-PUR-XX-XX-RPT-A-0088
all stamped as received by Manchester City Council as Local Planning Authority 20th May 2019

Construction Mangement Plan Rev 3
Our Town Hall Hoardings - Indicative Branding Concept
Project Hoarding and Signage Inspection Record
received via email 24th July 2019

CONCEPT HOARDING ALBERT STREET ELEVATION - OTH-LLC-TH-ZZ-DWG-W-2000 Rev 1
CONCEPT HOARDING LLOYD STREET ELEVATION - OTH-LLC-TH-ZZ-DWG-W-2001 Rev 1
CONCEPT HOARDING COOPER STREET ELEVATION - OTH-LLC-TH-ZZ-DWG-W-2002 Rev 1
CONCEPT HOARDING PRINCESS STREET ELEVATION - OTH-LLC-TH-ZZ-DWG-W-2003 Rev 2
received via email 25th July 2019

OTH-PLA-EE-ES-SKE-L-0020 S2 Rev 02
Tree Detail Document
Email from Laura Feekins confirming the proposed hoarding will not require works to trees
received via email 7th August 2019

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 Core Strategy and saved policies DC15, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details of Condition 3, prior to any advertisement being applied to the proposed hoarding, a full design strategy for advertisement on the hoarding shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then be implemented in accordance with the approved details.

Reason - To ensure visual amenity within the area, pursuant to policy DM1 of the Manchester Core Strategy.

Informatives

The development should be carried out in accordance with an amended Construction Management Plan, which includes:
- Details regarding contractor parking provision
- Swept path drawings for the largest vehicle type requiring access into the site. This should ensure that all vehicles access / egress the site in forward gear.
- Confirmation required that vehicles will be scheduled daily to avoid stacking onto the adopted highway, prior to entering the site.
- Confirmation of the swept paths for construction vehicles to ensure that kerb upstands and footways on surrounding roads are not damaged as part of the proposed construction. This should include a dilapidation survey (including photographs) of carriageway / footway on construction vehicle routes surrounding the site.
- A Noise & Vibration section (in addition to a dust emission section) that shall base the assessment on British Standard 5228, with reference to other relevant standards.
- A community consultation strategy which includes how and when local businesses and residents will be consulted on matters such out of hours works.
- Any proposals for out of hours works must be submitted to and approved by MCC Environmental Health, the details of which shall be submitted at least 4 weeks in advance of such works commencing.
MCC Highway Services and MCC Environmental Health can be contacted to discuss.

The applicant should contact MCC Network Resilience to discuss the following:

The relevant crane oversail licenses.
Proposed site perimeter agreement, e.g. hoarding licenses.
Temporary road closures.
Traffic management associated with road and footway closures.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Heath Service:

o Monday - Friday: 7.30am - 6pm
o Saturday: 8.30am - 2pm
o Sunday / Bank holidays: No work
Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase.

For the avoidance of doubt, the granting of this consent does not grant, or imply granting of consent for any works to trees that may be required as part of the proposals. Any such works will need to be formally submitted to the LPA for approval before any such works take place.

Date: 9 August 2019

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.