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.
- 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

McDonalds Restaurant Ltd
11 - 59 HighRoad
London
N2 8AW

Agent (if used)

Mr Matthew Carpenter
Planware Ltd
The Granary
37 Walnut Tree Lane
Suffolk
CO10 1BD

Part 1 – Particulars of the application/development

Proposal: Installation of 2 freestanding illuminated totem signs (6.5 and 8 metres in height), two illuminated signs to the existing estate signage and three "Golden Arch" non-illuminated signs to existing clock tower, in association with proposed restaurant

Location: Land At Tesco Stores, Parrs Wood Lane, Manchester, M20 5NQ

Date of application: 16 November 2017

Application number: 118226/AO/2017

Part 2 – Particulars of decision

Manchester City Council gives notice that the following elements of 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).

Condition(s) attached to this decision

0) Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

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 drawing no. 7157-SA-8466-P022C stamped as received on 16th November 2017.

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.

3) The advertisement consent hereby granted only permits the display of

a) The three "Golden Arch" signs to be installed on the clock tower
b) The two illuminated signs to be installed on the existing monument sign

shown on drawing no. 7157-SA-8466-P022C stamped as received on 16th November 2017 and excludes the display of all other signage as shown on the drawing specified above.

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 for the City of Manchester.

4) The display of the two freestanding illuminated totem signs (6.5 and 8 metres in height), as shown on drawing no. 7157-SA-8466-P022C and the Butterfield Signs drawings (sign types 1a and 1b) stamped as received on 16th November 2017 are considered to be unacceptable by virtue of their size, positioning and relationship to and impact upon the appearance of the area. The resulting visual clutter would have a detrimental impact on the visual amenity of the area and the proposed development contrary to policy DM1 of the Core Strategy Development Plan Document for the City of Manchester and saved UDP policies E3.3, and DC14.1 and DC14.5

Manchester City Council gives notice that the following elements of the development referred to in Part 1 has been **refused** in accordance with the application and plans submitted for the reason(s).

Reason(s) for decision

Informatives

The grant of advertising consent does not remove the requirement to seek planning permission for the proposed fast-food restaurant.

Date: 11 January 2018

Signed: 

Julie Roscoe
Head 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 First 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 service that can be used to make appeals online. This service is available through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

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.