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 of £85 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

McDonalds Restaurant
11-59 High Road
East Finchley
London
N2 8AW

Agent (if used)

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

Part 1 – Particulars of the application/development

Proposal: Display of various signage including 1x vehicle height restrictor, 7x freestanding totem signs, 8 x directional signs and 2 banner signs in connection with planning application 098234/FO/2012/N2.

Location: Land Bounded By Ashton Old Road And Turton Street (Lime Square Shopping Centre), Openshaw, Manchester

Date of application: 1 February 2012

Application number: 098346/AO/2012/N2

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).

Reason(s) for decision

On the basis that the proposals are in accordance with Unitary Development Plan (in particular Policies DC14 DC14.5 and E3.3 of the Unitary Development Plan for the City of Manchester; Manchester Core Strategy policy DM1 and with other material considerations of material weight (in particular National Planning Policy Framework: Core planning principles and policy 1, and there are no material considerations of sufficient weight to indicate otherwise.

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:
Totem 4 three bay sign (sign type 12) ; Totem 3 pre-sell boards (sign type 7); Hero Poster Board (sign type 13); Gateway Sign (sign type 3); Dot Signage Accessible Parking Bay (sign type 14a) ; Dot Signage Parking Order Bay 1 (sign type 14b);Dot Signage Parking Order Bay 2 (sign type 14c) ; Directional sign (sign type 20); New Banner Unit (sign type 22); all date stamped as received 18th January 2012;

4725_0008 rev.E (Block Plan) received by e-mail dated 28th February 2012;
E-mail dated 12th March 2012 confirming any reference to Totem 2 signage does not form part of this application;

and 4725_0001 rev.B (site edged red) , and 4725_002 rev.B received by e-mail dated 23rd March 2012

Reason - To ensure that the development is carried out in accordance with the approved plans and policy DM1 of the emerging Core Strategy for Manchester.

3) The illuminated signage hereby approved shall not be illuminated outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

Mondays to Sundays 06:00 to 23:00

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing nearby residential accommodation, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy for Manchester.

Informatives

There are no informatives attached to this decision.

Date: 31 July 2012

Signed: 

Julie Roscoe
Head of Planning
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.