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

Mr G Low C/o Agent

Agent (if used)

Mr H Ryatt
HSR UK LTD
P O Box 61456
London
NW10 1XU

Part 1 – Particulars of the application/development

Proposal: Installation of a temporary scaffold shroud incorporating a commercial advertising display on two elevations.

Location: 36 Charlotte Street, Manchester, M1 4FD

Date of application: 8 March 2012

Application number: 098434/AOH/2012/C2

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

The application is approved on the basis that the proposal is in accordance with Sections 7 (Requiring Good Design) and 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, policies DC15.1 and DC15.2 (Advertisements, Hoardings and Posters), DC18.1 (Conservation Areas), DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester, policies EN1 (Design Principles and Strategic Character Areas), Policy EN3 (Heritage), Policy CC9 (Design and Heritage) and DM1 (Development Management) of the emerging Core Strategy for the City of Manchester and paragraphs 2.6 and 2.20 of the Guide to Development in Manchester SPD and is acceptable in terms of its impact on visual amenity; would be related to legitimate works to the building; would relate properly to the site on which it would stand and would not be harmful to the appearance of the street scene.

Condition(s) attached to this decision

1) (a) The express advertisement consent hereby granted is limited to a period of 6 months starting on 4th June 2012.
(b) On the date of the expiry of the express consent period on 30th November 2012 as specified in (a) above, the submitted contract with JCT and Roof Works Programme; the advertisement hoardings and all associated development shall be removed, any use of the land authorised by this consent shall be discontinued, and the building shall be reinstated in accordance with a scheme previously approved.

Reason - To enable the City Council to consider the acceptability of the continuance of the display of the advertisement hoardings at the site on the expiry of the period of express consent, having regard to visual amenity and changing circumstances in the locality in order to comply with DC15.1 and DC15.2 (Advertisements, Hoardings and Posters), DC18.1 (Conservation Areas), DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester, policies EN1 (Design Principles and Strategic Character Areas), Policy EN3 (Heritage), Policy CC9 (Design and Heritage) and DM1 (Development Management) of the emerging Core Strategy for the City of Manchester and paragraphs 2.6 and 2.20 of the Guide to Development in Manchester SPD.

2) 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.

3) 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:

The JCT Minor Works Building Contract stamped as received by the City Council as local planning authority on 5th March 2012

The Roof Works Programme stamped as received by the City Council as local planning authority on 8th March 2012

The Orion CFL Polycarbonate Floodlight Product Data Sheet stamped as received by the City Council as local planning authority on 8th March 2012

The drawings by HSR referenced:

FH:01, FH:02, FH:03 and FH:06 stamped as received by the City Council as local planning authority on 28th February 2012
FH:04 and FH:07 stamped as received by the City Council as local planning authority on 16th March 2012

The emails from Q2 Architects dated 19th September 2011 and 19th October 2011

The drawings by Q2 Architects referenced Q2-233-AD-2701, AD-2702, LD-0107, LD-0108, LD-0201, LD-0202, LD-0203, LD-0303, LD-0304, LD-2701, LD-2702, LD-2703, LD-2704, LD-2705, LD-2706 stamped as received by the City Council as local planning authority on 8th March 2012

The Architectural Specification prepared by Q2 Architects stamped as received by the City Council as local planning authority on 8th March 2012

The letters from Q2 Architects dated 25th January 2012 and 1st March 2012

The emails from Hardeep Ryatt dated 28th February 2012 (point 4 only), 8th March 2012 and 19th March 2012

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DC15.1 and DC15.2 (Advertisements, Hoardings and Posters), DC18.1 (Conservation Areas), DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester, policies EN1 (Design Principles and Strategic Character Areas), Policy EN3 (Heritage), Policy CC9 (Design and Heritage) and DM1 (Development Management) of the emerging Core Strategy for the City of Manchester and paragraphs 2.6 and 2.20 of the Guide to Development in Manchester SPD.

Informatives

The relevant scaffolding licences will be required

Date: 3 May 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.