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	Agent (if used)
JY Kinsha LLP & UK Commercial Property Trust Ltd C/O Agent	Mrs Michele Steel Deloitte LLP Manchester M3 3HF

Part 1 Particulars of the application/development

Proposal: The installation of illuminated panel signage within two bay windows above the proposed medical centre entrance and the erection of wall-mounted illuminated signage on the King Street facade of staircase 1, Pall Mall Court 61-67 King Street, Manchester

Location: Pall Mall Court , 61-67 King Street, Manchester, M2 4PD

Date of application: 24 July 2013

Application number: 102195/AO/2013/C1

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 31 Declaration

Reason(s) for decision

The application is approved on the basis that the proposal is in accordance with National Planning Policy Framework, and saved UDP advertisement policies DC15.1 and DC15.2, together with saved UDP policies 18.1 (Conservation Areas) and 19.1 (Listed Buildings), and in all respects is considered acceptable.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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:

Site edged red ref 12.23/PL/OS, dated stamped 12th April 2013 by the City Council as local planning authority

Proposed Part Elevations Facing King Street and Pall Mall Court ref 12.23/PL/15 rev C, prepared by Makerfield Design Partnership, received by City Council as local planning authority by e-mail dated 24th July 2013
.

Proposed signage details ref 3182-007 prepared by Sign UK received by City Council as local planning authority by e-mail dated 24th July 2013

Pall Mall Court. Alterations to Unit 1 : Heritage Appraisal dated March 2013, prepared by KM Heritage.

Design and Access Statement prepared by Makerfield Design Partnership, dated 8 April 2013

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to National Planning Policy Framework, saved UDP advertisement policies DC5.1 and DC15.2, together with saved UDP policies 18.1 (Conservation Areas) and 19.1 (Listed Buildings) .

Informatives

There are no informatives attached to this decision.

Date: 2 August 2013

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.