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

Grosvenor Casinos Limited
Statesman House
Stafferton Way
Maidenhead
Berkshire
SL6 1AY

Agent (if used)

Michael Simon
Cadmium Design
4B Lonsdale Road
London
NW6 6RD

Part 1 – Particulars of the application/development

Proposal: Removal of existing illuminated entrance signage and neon lighting and replacement with new illuminated signage, works to existing high level projecting sign and installation of signage at ground floor level.

Location: 35 George Street, Manchester, M1 4HQ

Date of application: 24 April 2012

Application number: 098535/AO/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 works are in accordance with the National Planning Policy Framework, in particular Sections (Requiring Good Design) and 12 (Conserving and enhancing the Historic Environment), the Unitary Development Plan for the City of Manchester in particular Policies DC14.1 (Shop Fronts and Related Signs), DC18.1 (Conservation Areas), DC19.1 (Listed Buildings) and RC4 (Environment) and the emerging Core Strategy for the City of Manchester, in particular Polices CC9 (Design and Heritage), DM1 (Development Management) and EN3 (Heritage) and are acceptable in terms of the impact on the character and appearance of the listed building and the George Street Conservation Area. 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:

The site location plan stamped as received by the City Council as local planning authority on 12th April 2012

The drawings referenced 4117 301 002 C and 4117 300 003 C stamped as received by the City Council as local planning authority on 24th April 2012

The AJN Signage Division drawings numbered 1 (showing high level projecting sign), 2 (showing individual letter sign) and 3 (showing lockable poster frames) stamped as received by the City Council as local planning authority on 14th February 2012

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DC9.1, DC14.1, DC18.1, DC19.1 and RC4 of the Unitary Development Plan for the City of Manchester and Polices CC9, DM1 and EN3; of the emerging Core Strategy for the City of Manchester.

Informatives

There are no informatives attached to this decision.

Date: 8 June 2012

Signed: 

Julie Roscoe
Head of Planning

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.