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

National Car Parks
C/o Agent

Agent (if used)

Mr Shoaib Sharriff
Ooh Know Media Limited
Media House
144 Crewe Road
Shavington
Cheshire
CW2 5AJ

Part 1 – Particulars of the application/development

Proposal: Erection of PVC Mesh Banner to incorporate (a) Mural 'A' Artwork display (22m x 9m) and (b) Mural 'B' Artwork display / Commercial Advertising Display (45m x 9m) for temporary 2 year period.

Location: Multistorey Car Park, Church Street, 29 Tib Street, Manchester, M4 1LX

Date of application: 27 September 2013

Application number: 102416/AOH/2013/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).

Article 31 Declaration

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. There have been extensive pre-registration discussions on the application to negotiate something to be included within the application which would allow the type of display which would not normally be accepted on a building where no refurbishment works are being carried out to make a contribution to promoting the adjacent regeneration area.

Condition(s) attached to this decision

1) (a) The express advertisement consent hereby granted is limited to the period until 22nd November 2015;
(b) On the date of the expiry of the express consent period in (a) above the advertisement hoarding(s) and all associated development shall be removed, any use of the land authorised by this consent shall be discontinued, and the land/building shall be reinstated in accordance with a scheme previously approved.

Reason - As the consent is only granted on a temporary basis because of the proposal to include artwork as part of the display. It is considered that on a temporary basis the overall display would have a wider benefit of promoting the Northern Quarter and would improve the appearance of the Church Street facade of the car park which is considered to have an adverse impact on the image the Northern Quarter and on the appearance of a key entry points to that area of the City Centre and to enable the City Council to consider the acceptability of the continuance of the display of the advertisement hoarding(s) 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 Policies DC15.1 and DC15.2 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy polices DM1 and CC9.

2) The consent hereby granted is for a display as shown in the proposed layout drawing by Barrie Clews stamped as received on 23-10-13 and only as specified in condition 3.

Reason - To enable the City Council to consider the acceptability of the continuance of the display of the advertisement hoarding(s) 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 Policies DC15.1 and DC15.2 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy polices DM1 and CC9.

3) The advert hereby approved would only be displayed in the zone identified in the proposed layout drawing by Barrie Clews stamped as received on 23-10-13 as 'Mural B' and this would not be displayed at any time except in conjunction with an artwork agreed in writing by the Local Planning Authority in the zone identified in the Proposed layout drawing by Barrie Clews stamped as received on 23-10-13 as 'Mural A' ; and

that if at any time there is no advert in the in the zone identified in the proposed layout drawing by Barrie Clews stamped as received on 23-10-13 as 'Mural B' this would display a further artwork agreed in writing by the Local Planning Authority

Reason - As detailed in Shoaib Shariff's e-mail dated 13-11-13 and because the display is only considered to be acceptable on a temporary basis because of the proposal to include artwork that would have a wider benefit of promoting the Northern Quarter and would improved the appearance of the Church Street facade of the car park which is considered to have an adverse impact on the appearance of a key entry point to the Northern Quarter and in order to comply with Policies DC15.1 and DC15.2 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy polices DM1 and CC9.

4) 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.

5) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties and shall only be installed as identified in the proposed layout drawing by Barrie Clews stamped as received on 23-10-13 as 'Mural B' and utilised when there is an advert in place in this location.

Reason - To safeguard the amenities of the occupiers of nearby properties and in accordance withShoaib Shariff's e-mail dated 22-10-13.

6) The 15 lighting units as identified in the proposed layout drawing by Barrie Clews stamped as received on 23-10-13 as 'Mural B' shall not be in operation during the following hours:

23.00 to 06.00 Monday to Sunday.

Reason - In the interest of visual amenity and in order to avoid the potential for light pollution, in accordance with Policies H2.2and DC15 and the Unitary Development Plan for the City of Manchester.

Informatives

There are no informatives attached to this decision.

Date: 21 November 2013

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.