Town and Country Planning (Control of Advertisements) (England) Regulations 2007

ADVERTISEMENT CONSENT

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
Punch Taverns Ltd	Insignia Signs And Services Ltd
Jubilee House Second Avenue Burton On Trent DE14 2WF	7 Albion Park Albion Way Leeds LS12 2EJ

Part I – Particulars of Application

Date of Application	Application ref. no.
21 January 2009	087731/AO/2008/C2

Particulars and location of development:

Retrospective Application for installation of 1 No. externally illuminated painted sign, 1 No. projecting sign and 2 No. externally illuminated panel signs with individual letters applied

The Northern
73 - 75 Oldham Street
And 56 Tib Street
Ancoats
Manchester
M4 1LW

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Town and Country (Control of Advertisements) (England) Regulations 2007 of the following decision

Decision **Refused**
Date of Decision **6 March 2009**

for the carrying out of development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

Part III – Conditions and Reasons

1) Due to their size, siting, scale and appearance the advertisements represent over dominant and intrusive features on the building and within the Smithfield

Conservation Area and taken together, create an unacceptable cluttered appearance. The advertisements have an unacceptable detrimental impact on the visual amenity of the area, within the street scene and on the character and appearance of the Smithfield Conservation Area contrary to Government Guidance contained in Planning Policy Guidance Note 19 (PPG19) 'Outdoor Advertisement Control' and policies within the City Council's Unitary Development Plan, in particular policies DC14.1 and DC14.5 (Shop Fronts and Related Signs), DC18.1 (Conservation Areas) and RC4 (Environment).

Signed……

Peter Babb, Head of Planning

on behalf of the Council
Town Hall,
Manchester M60 3NY

NOTES

1. Leaflets attached:

2. 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.

3. 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.

MANCHESTER
CITY COUNCIL

Planning
Peter Babb

Head of Planning
P O Box 463
Town Hall Ext.
Manchester
M60 3NY

To Enforcement Officers,

NOTIFICATION OF REFUSE & ENFORCE DECISION

The decision taken on the following Development Control case is Refuse & Enforce:

Application Number	087731/AO/2008/C2
Address	The Northern, 73 - 75 Oldham Street, And 56 Tib Street, Ancoats, Manchester, M4 1LW,
Proposal	Retrospective Application for installation of 1 No. externally illuminated painted sign, 1 No. projecting sign and 2 No. externally illuminated panel signs with individual letters applied
Applicant Name/Address	Punch Taverns Ltd
Date Decision Notice Issued	6 March 2009