

Important – Advertisement consent

Compliance with conditions

- Your advertisement consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions.
- 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 the advertisement regulations and this may lead to formal action.
- Failure to comply with conditions may also result in the advertisement not being lawful.
- 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

Town & Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended)

Advertisement Consent

Applicant

Mr. M. Fazal
Trust Inns Ltd
Blenheim House
Foxhole Road
Chorley
PR7 1NY

Agent (if used)

Chris Shanley
Chris Shanley Innovations
Unit 14
Creamery Industrial Estate
Kenlis Road
Barnacre
PR3 1GD

Part 1 – Particulars of the application

Proposal: Proposed installation of 1no. projection sign, 2no. poster cases, 1no. set of individual letters, 1no. fascia and planter boxes including associated lighting.

Location: 97 Piccadilly, Manchester, M1 2DB

Date of application: 5 February 2025

Application number: 141997/AO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the advertisement(s) referred to in Part 1 are **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

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:

-Supporting Information ECOLUX MINI TECHNICAL SPECIFICATION

-Supporting Information HV DRIVERLESS FLOODLIGHTS

Both received by the City Council, as Local Planning Authority, on 27/01/2025

-Drawing - Proposed CSI 211 A REV C SIGNAGE

-Drawing - Proposed CSI 211 B REV C SIGNAGE

-Drawing - Proposed CSI 211 I REV C ELEVATIONS

-Drawing - Proposed CSI 211 M REV C SIGNAGE

-Drawing - Proposed CSI 211 N REV C SIGNAGE

-Drawing - Proposed CSI 211 O REV C SIGNAGE

-Supporting Information CSI 211 G REV C METHOD OF FIXING DRAWING

All received by the City Council, as Local Planning Authority, on 28/03/2025

Reason - to ensure the development is carried out in accordance with the approved plans pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

3) External lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties. The illuminance levels shall be controlled to a level of not more than 350cd/m².

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

Informatives

The proposed 4no.aged brass lanterns extends to a maximum projection of 390mm over the adopted highway. The proposed sign extends to a maximum projection of 1000mm over the adopted highway. As such, a Projection over License will be required. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicants expense.

Date: 3 April 2025

Signed: 

Julie Roscoe

Director 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 (as amended) 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 to grant consent subject to conditions, they may appeal to the Secretary of State in accordance with section 78 and 79 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 gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.