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 Act 1990 (as amended)

Planning Permission

Applicant	Agent (if used)
Tanya Grady Manchester Quays Developments (G&S Limited) C/o Agent	Mr Michael Percival Deloitte LLP 100 Embankment Cathedral Approach Salford M3 7FB

Part 1 – Particulars of the application/development

Proposal: Installation of an LED digital artwork and associated works.

Location: 1 New Quay Street, Manchester, M3 4BN

Date of application: 1 October 2024

Application number: 141132/FO/2024

Part 2 – Particulars of decision

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

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. In this instance, it has involved pre-application discussions to ensure that all potential issues with the proposal were dealt with up front before the application was submitted.

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) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 01 October 2024:

- Location Plan

- Typical Section
- The Globe Art Wall Concept
- Project Overview
- Information for Planning 15/08/2024
- Highway Safety Report Revision 02
- Highway Safety Response Rev C

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The maximum luminance of the LED artwork shall not exceed 550 cd/m2 in brightness at any time during daylight hours and shall not exceed 300cd/m2 in brightness at any time during nighttime hours

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC18.1 and E3.3 of the Unitary Development Plan for the City of Manchester.

4) The LED artwork shall not be active between the hours of 11pm and 7am.

Reason - In the interests of visual amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester.

5) The display shall not use red, amber, or green colours at any time.

Reason - To avoid any potential conflict with the traffic signals at the nearby junction on key street and ensure the development does not have an unacceptable impact on the local highway network, pursuant to policy DM1 of the Core Strategy and the National Planning Policy Framework.

6) The maintenance of the LED Artwork shall be carried out in accordance with the Trouble Shooting and Maintenance outlined in the document 'Information for Planning 15/08/2024', received by the City Council as the Local Planning Authority on 01 October 2024.

Reason - To safeguard visual amenity interests nearby and to ensure the development does not have an unacceptable impact on the local highway network, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and extant policy 15.2 of the UDP for Manchester

7)

8) Six months from 26 November 2024, or from the decision date of this application if that is earlier, the applicant will review in conjunction with the Local Planning Authority, any traffic accident data within the vicinity of the development site to ensure that no adverse effect has been created by the full motion artwork.

If any incidents arise earlier, the local Highways Authority or Transport for Greater Manchester can request for this review to happen earlier than this six-month period.

Reason - To avoid any potential conflict with the traffic signals at the nearby junction on key street and ensure the development does not have an unacceptable impact on the

local highway network, pursuant to policy DM1 of the Core Strategy and the National Planning Policy Framework.

9) Post-installation of the LED artwork but prior to the artwork going live, officers from MCC Planning Authority, MCC Highway Services, and TFGM shall be invited onsite during the programming of the LED artwork to review the content live on site. Following the onsite review, the officers from these authorities may ask for reasonable changes to speed or brightness if there are any safety concerns.

Reason - To avoid any potential conflict with the traffic signals at the nearby junction on key street and ensure the development does not have an unacceptable impact on the local highway network, pursuant to policy DM1 of the Core Strategy and the National Planning Policy Framework.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 26 November 2024

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 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 permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months 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/appeal-planning-decision 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.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A

The Coal Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024