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Our ref: 794-PLN-NPI-00167

Planning Portal ref: PP-13511398

Date: 31 October 2024

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA.

Dear Sir/ Madam,

Advertisement Consent for Proposed Signage for Replacement Hangar, Hangar 2, World Freight Terminal, Manchester Airport, Manchester, M90 5YF

In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007, please accept the accompanying information as a formal planning application in respect of the above-mentioned development.

The application submission information has been submitted online via the Planning Portal (reference PP-13511398). The details forming the overall submission are as follows:

- Planning Application Form;
- This Covering Letter;
- Drawings:
  - Site Location Plan (ref: JT2-TOD-10-ZZ-DR-A-10031);
  - Proposed Hangar 2 Branding/Signage - Elevations (ref: JT2-TOD-30-ZZ-DR-A-30033); and
  - Proposed Hangar 2 Branding/Signage (ref: T2-TOD-30-ZZ-DR-A-30034).

The application fee of £165 has been paid separately by the Applicant via the Planning Portal.

Permitted development consultation was undertaken with Manchester City Council (the LPA) in June 2024 in relation to the demolition of an existing hangar at the site and erection of a new hangar for Jet2 (LPA ref PA 3903). The LPA subsequently confirmed in a letter dated 13 June 2024 that:

"As these works are being carried out within the Airport's Operational Area, are being undertaken by an agent of the airport operator, are in connection with the provision of services at the Airport and are not believed to present any significant negative environmental impacts, the proposal in question would constitute permitted

development in accordance with Schedule 2, Part 8, Class F of the Town and Country Planning General Permitted Development Order 2015 (as amended).”

We can also confirm the required processes with Manchester Airport Group (MAG) were followed, who subsequently confirmed on 19th August 2024 that for planning purposes the scheme was approved (MAG ref PA 3903b).

Permission is now sought for the signage on the approved replacement hangar. The maximum five year consent is requested, with the time period beginning once the development is implemented and complete.

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

The above regulations are of most relevance in the determination of this application. Paragraph 3 of Part 1 outlines the material planning considerations:

“3.—(1) A local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

(a) the provisions of the development plan, so far as they are material; and

(b) any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—

(a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b) factors relevant to public safety include—

(i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

(iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.”

Planning Assessment

Three non-illuminated signs are proposed to the external cladding on the north, east and south elevations of the replacement hangar. The dimensions of each advert are outlined below:

- Sign 1: North elevation – 25.34m by 5.55m;
- Sign 2: East elevation – 43.38 by 9.5m; and
- Sign 3: South elevation – 43.38 by 9.5m.

Each sign will comprise the same design which incorporates the Jet2 branding, an extract of which is provided below:



Figure 1: Extract of Branding on Proposed Signage

In respect of amenity, the proposed signage would be placed on an approved replacement hangar within the existing confinement of Manchester Airport. They are of a commensurate scale to the approved hangar and comprise the Jet2 branding. There is extensive development associated with the wider airport within the vicinity of the replacement hangar and the proposed advertising would not introduce an unacceptable design to the area. As such, the proposed advertisements would not result in unacceptable impacts on amenity.

Turning to public safety, the signage will be attached to the external cladding and comprises non-illuminating self-adhesive vinyl. As such, the signage would not protrude from the replacement hangar to the extent of causing safety concerns, would not obscure any traffic signs or signals/ aids, in addition to not hindering the operation of any security or surveillance devices.

As such, the proposed signage is in accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and there are no material reasons as to why the proposed signage cannot come forward.

I trust the information provided is sufficient, but should you require any additional information, please do not hesitate to contact me.

Yours sincerely,
for RPS Consulting Services Ltd

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