

Rob Griffin
Manchester City Council
Planning Department
Town Hall Extension
Albert Square
Manchester
M60 2LA

11 July 2024

PLANNING PORTAL REFERENCE: PP- 13185553

Dear Rob,

APPLICANT: PJ LIVESEY GROUP AND GREATER MANCHESTER PENSION FUND

ADDRESS: CHORLTON CROSS SHOPPING CENTRE, HARDY AVE, CHORLTON-CUM-HARDY, MANCHESTER, M21 9AQ

APPLICATION: INSTALLATION OF TEMPORARY SITE HOARDINGS WITH ADVERTISEMENT CONSENT (TWO YEARS)

On behalf of PJ Livesey Group and Greater Manchester Pension Fund we hereby submit this application for the installation of temporary site hoardings with advertisement consent for erection at Chorlton Cross Shopping Centre, Manchester.

BACKGROUND

Greater Manchester Pension Fund (GMPF) purchased the shopping centre in 2014 with the intention of redeveloping it in the future for a retail led, mixed use scheme. PJ Livesey Group has been selected by GMPF as the delivery partner for the scheme and a planning application for the redevelopment of the site will be submitted in due course.

GMPF has now taken vacant possession of the site and prior to a planning application being submitted and works starting on site is seeking consent to erect site hoardings around the site perimeter with information on them regarding the development and advertisement for local businesses.

As the wider site has not yet achieved planning permission consent is required to erect the hoarding with advertising on. If and when planning consent is achieved permission will no longer be required for the hoarding to be erected. Hence why this application applies for a temporary period of two years.

THE PROPOSAL

The description of development is as follows;

Installation of temporary site hoardings with advertisement consent (Two years)

As shown on the submitted drawing Ref: 131-00-1002-B_Hoarding Plan the hoarding will run along the perimeter of the site with site entrance gates off Manchester Road. The Hoarding will be 2.44m in height and will be affixed to weighted blocks to keep it in position. The Hoarding will not be affixed to the pavement, can easily be removed and the area returned to its existing condition.

Plan (Ref: 131-00-1004-A_Hoarding Elevation) shows the extent of the advert area proposed for the hoardings. Whilst the design of the content of the adverts is not for approval document Ref: ChorltonTownCentre_Hoardings_Docs_01 has been included to provide an idea of the direction of travel. This document is for illustrative purposes.

HIGHWAYS MATTERS

The Highways Search (Ref: Highways Search (2796848.1)) which has been included as part of the application submission highlights that there are two unadopted highways within the site, both of which the Hoarding will temporarily close off when in place. We are therefore requesting that the Council's Highways Authority is consulted as part of the application to establish if any further licenses are required in order to erect the Hoarding.

SUBMISSION DOCUMENTS

This submission includes the following:

- 131-00-1000-A_Site Location Plan;
- 131-00-1001-A_Existing Site Plan;
- 131-00-1002-A_Hoarding Plan;
- ChorltonTownCentre_Hoardings_Docs_01 (not for approval);
- 131-00-1004-A_Hoarding Elevation
- Completed discharge of condition application form – prepared by CBRE Limited; and
- Explanatory Covering Letter (this document) prepared by CBRE Limited.

The application fee for this submission (£1,226) has been paid via the Planning Portal

If you have any queries, or require further information, please do not hesitate to contact me using the details provided.

Yours sincerely,

Hannah Cornthwaite (MRTPI)

Associate Director
CBRE Limited

Enclosures: As detailed above

