MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

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

Advertisement Consent

Applicant

Anna Sharpley
Bright Futures Educational Trust
C/o Agent

Agent (if used)

Mr Richard Bayley
Black Cat Building Consultancy
The Lightwell
61-63 Brown Street
Manchester
M2 2JG

Part 1 – Particulars of the application

Proposal: Advertisement consent for the display of individual letter sign and illuminated projecting box sign

Location: Rushbrook Primary Academy, 101 Shillingford Road, Manchester, M18 7TN

Date of application: 25 March 2024

Application number: 139617/AO/2024

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) 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:

a.	Drawing - Location Plan	25 Mar 2024	THE LOCATION PLAN
b.	Drawing - Location Plan	25 Mar 2024	OS PLAN
c.	Drawing - Existing WHOLE SCHOOL ELEVATIONS	25 Mar 2024	BCBC-BFET-RAPS-A-E-XX-00-001
d.	Drawing - Existing HALL ELEVATIONS	25 Mar 2024	BCBC-BFET-RAPS-A-E-XX-00-002
e.	Drawing - Existing FULL SCHOOL GF PLAN	25 Mar 2024	BCBC-BFET-RAPS-A-P-00-00-001
f.	Drawing - Existing HALL GF PLAN	25 Mar 2024	BCBC-BFET-RAPS-A-P-00-00-002 A

g. Drawing - Existing 25 Mar 2024 BCBC-BFET-RAPS-A-P-01-00-001 FULL SCHOOL 1F PLAN
h. Drawing - Existing 25 Mar 2024 BCBC-BFET-RAPS-A-P-01-00-002 HALL 1F PLAN
i. Drawing - Existing 25 Mar 2024 BCBC-BFET-RAPS-A-P-XX-90-001 LANDSCAPE PLAN
j. Drawing - Proposed 25 Mar 2024 BCBC-BFET-RAPS-A-D-XX-78-001 SIGN DETAILS
k. Drawing - Proposed 25 Mar 2024 BCBC-BFET-RAPS-A-E-XX-00-003 A WHOLE SCHOOL ELEVATIONS
l. Drawing - Proposed 25 Mar 2024 BCBC-BFET-RAPS-A-E-XX-00-004 HALL ELEVATIONS
m. Drawing - Proposed 25 Mar 2024 BCBC-BFET-RAPS-A-P-00-00-004 B FULL SCHOOL GF PLAN
n. Drawing - Proposed 25 Mar 2024 BCBC-BFET-RAPS-A-P-00-00-005 A HALL GF PLAN
o. Drawing - Proposed 25 Mar 2024 BCBC-BFET-RAPS-A-P-01-00-003 A FULL SCHOOL 1F PLAN
p. Drawing - Proposed 25 Mar 2024 BCBC-BFET-RAPS-A-P-01-00-004 A HALL 1F PLAN
q. Drawing - Proposed 25 Mar 2024 BCBC-BFET-RAPS-A-P-XX-90-003 A LANDSCAPE PLAN
r. Design & Access Statement 25 Mar 2024 DESIGN AND ACCESS STATEMENT

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

3) The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

4) The maximum luminance level of the advertisements displayed shall not exceed
a. 300 cd/m2 during non-daylight hours / inclement weather.
b. 600 cd/m2 at any other time.

Reason - to ensure the residential amenity of local neighbours. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

5) a. 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.
b. 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.

c. 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.

d. 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.

e. 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.

Reason - In the interests of pedestrian and highway safety, pursuant to Policy DM 1, SP 1 and EN 1 of the Manchester Core Strategy (2012) and The Town and Country Planning (Control of Advertisements) Regulation 2007.

Informatives

There are no informatives attached to this decision.

Date: 2 May 2024

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.