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

Mr Andy Horwood
Tesco
Kestrel Way
Welwyn Garden City
AL7 1GB

Agent (if used)

Part 1 – Particulars of the application

Proposal: Installation of 3x Fascia sign (2 internally illuminated), 1x Projecting sign (internally illuminated), 4x Vinyl, 1x Gantry sign (internally illuminated)

Location: Tesco Express, 300 Barlow Moor Road, Manchester, M21 8AY

Date of application: 23 February 2024

Application number: 139354/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 23 Feb 2024 THE LOCATION PLAN
b. Drawing - Site Plan 23 Feb 2024 02_6232_02A EXISTING SITE PLAN
c. Drawing - Existing 23 Feb 2024 02_6232_02B EXISTING PLANS
d. Drawing - Site Plan 23 Feb 2024 02_6232_02C PROPOSED SITE PLAN
e. Drawing - Proposed 23 Feb 2024 02_6232_02D PROPOSED PLANS
f. Drawing - Existing 23 Feb 2024 03_6232_03A ELEVATION
g. Drawing - Proposed 23 Feb 2024 03_6232_03B ELEVATION 1
h. Drawing - Proposed 23 Feb 2024 03_6232_03C ELEVATION 2
i. Drawing - Proposed 23 Feb 2024 03_6232_03D SITE SIGNAGE
j. Drawing - Proposed 23 Feb 2024 TYPICAL DETAILS
k. Drawing - Proposed 23 Feb 2024 GENERAL ARRANGEMENT PLAN

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-S1 and JP-P1 of Places for Everyone.

4) 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), JP-S1 and JP-P1 of Places for Everyone and The Town and Country Planning (Control of Advertisements) Regulation 2007.

Informatives

There are no informatives attached to this decision.

Date: 11 April 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.