



Memorandum

To Michael Pearson

From Laura Wareing

Date 27 February 2024

Subject **CDN/24/0120**

Discharge of condition 18 (Signage Strategy) attached to planning permission 135294/FO/2022

We have reviewed the above application in relation to highways and our comments are as follows:

CONTEXT:

Application to discharge of condition 18 (Signage Strategy) attached to planning permission 135294/FO/2022 at 17 Quay Street, Manchester, M3 3HN.

18) Prior to the first occupation of the development, a signage strategy for the entire buildings shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

HIGHWAY RESPONSE:

In regard to Condition 18 (Signage Strategy) a Signage Strategy has been submitted which details potential locations of the signage at the development site. The Strategy confirms that the strategy will be used to inform any future advertisement applications for the building. The information is sufficient to allow us to recommend the discharge of the condition from a Highways perspective.

For reference a Projection over License will be required for any signs that project 0.35m or above over the adopted highway. The proposed luminance of the signs should be in line with the 600cd/m² maximum stated by the Lighting Engineers with Institute of Lighting Professionals. A sufficient headroom clearance, compliant with the 2.30m minimum should be in place.

Highways Reference: 15463/FO/2024