

RE: 1 Spinningfield Square 136367

Graeme Souter <graeme.souter@manchester.gov.uk>

Thu 23/03/2023 12:16 PM

To: Jack Naven <jack.naven@manchester.gov.uk>

Thanks Jack

We don't look to allow the use terraces before 07:00, so I can accept the response on the basis that the terrace lighting is 07:00 to 22:00 rather than 06:00 to 22:00

Hope this is okay

Kind regards

Graeme

From: Jack Naven <jack.naven@manchester.gov.uk>

Sent: 23 March 2023 11:11

To: Graeme Souter <graeme.souter@manchester.gov.uk>

Cc: EnvH Licensing <envh.licensing@manchester.gov.uk>

Subject: Re: 1 Spinningfield Square 136367

Good morning Graeme,

I have confirmed the hours of use with the agent.

NatWest had advised previously that on a normal working day the terrace would be open from 0600-1800 so the lighting would be on during those times but only if it was needed, if they have specific events on they may extend it out to 2200 which is about the latest they would have an event on until. This would be the same on a Saturday and Sunday as they do have staff working in the building and they would want them to be able to have the same access as on a weekday. This is all dependant on the time of year too though given it is lighter in the evenings during the summer months.

So basically, they would like to have it 0600 to 2200 all week long.

I'm going on a site meeting there in half an hour, I will bring up the issue about confirmation of the terrace lighting levels. Should hopefully have something later today on that.

Kind Regards

Jack Naven

Assistant Planning Officer

Development Management - Central Team

Planning, Building Control & Licensing - Growth and Development Directorate

Manchester City Council

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From: Graeme Souter <graeme.souter@manchester.gov.uk>
Sent: 22 March 2023 3:23 PM
To: Jack Naven <jack.naven@manchester.gov.uk>
Subject: 1 Spinningfield Square 136367

Hi Jack

Please see recommended conditions for the above application

LIGHT
External Lighting and Signage

External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

Illuminated Signage and lighting shall not exceed 300cd/m² and shall only be illuminated during hours agreed with MCC as local planning authority

Reason - To safeguard the amenities of the occupiers of nearby properties.

Upon completion of the installation a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

*The information submitted within the application form confirms that the signage lighting will comply with the above but we will still require details for the terrace lighting levels expressed in cd/m² and we will require hours of use for both the terrace lighting and the illuminated signage.

Advertising Screens

The following conditions will need to be met

- a) No individual advertisements displayed on the LED panel shall contain moving images, animation, video or full motion images or any images that resemble road signs, traffic lights or traffic signs.
- (b) No individual advertisements shall be displayed for duration of less than 10 seconds.
- (c) Controls shall be in place to ensure smooth uninterrupted transition of images displayed on the panel.
- (d) The display panel shall be fitted with a light sensor, designed to adjust the brightness to changes in ambient light levels.
- (e) A mechanism shall be in place so that if the installation breaks down, it defaults to a black screen to avoid any flashing error messages or pixilation.
- (f) The maximum luminance level of the advertisements displayed on the panel and the illuminated background shall not exceed 300 cd/m².
- (g) A report shall be provided to confirm details of how the screen can be monitored remotely for faults and also adjusted remotely should complaints be received. The report shall include a management strategy which details frequency of inspection, testing and confirms how faults are reported or non compliance with the agreed luminance level and what action is taken (i.e. screen shuts down)
- (h) hours of use are to be agreed with MCC as Local Planning Authority prior to use.

Kind regards

Graeme

Graeme Souter
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

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Call Centre: 0161 234 5004
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