

RE: 136368/AO/2023 Application

Sarah Myers/GBR <Sarah.Myers@cushwake.com>

Tue 21/03/2023 11:22 AM

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

Hi Jack,

Glad you had a nice week off!

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.

Will that be sufficient for Environmental Health?

Kind regards,

Sarah

Sarah Myers MRTPI

Senior Planner, Planning, Development & Strategic Advisory

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From: Jack Naven <jack.naven@manchester.gov.uk>**Sent:** 21 March 2023 10:37**To:** Sarah Myers/GBR <Sarah.Myers@cushwake.com>**Subject:** Re: 136368/AO/2023 Application

External Mail

Morning again Sarah,

I did have a lovely week off by the way, sorry for not responding to that before!

So we agree that a maintenance strategy isn't agreed, the glare query is now resolved.

The only issue we have are the hours of operation. We've referred to the covering letter and can see reference to office hours, but could you please clarify what these exact hours are? Whether that's 8:30 to 17:00, 9:00 to 17:00 or something different?

It's something that Environmental Health will need to know as part of our statutory consultation with them.

Kind Regards

Jack Naven

Assistant Planning Officer

Development Management - Central Team
Planning, Building Control & Licensing - Growth and Development Directorate
Manchester City Council

Tel: 0161 219 2095

Email: jack.naven@manchester.gov.uk
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Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Sent: 21 March 2023 9:00 AM
To: Jack Naven <jack.naven@manchester.gov.uk>
Subject: RE: 136368/AO/2023 Application

Morning Jack,

Hope you had an enjoyable week off last week?

Thanks for sharing the consultation response. Can I just check, have both parts of the application been validated now? I note this reference number only relates to the advertisements but the comments have picked up on the external lighting too. We received an invalid letter when the application was first submitted which I have responded to but I hadn't received anything since to say the application was found valid.

For reference the application comprises the advertisement consent and then the external lighting.

Kind regards,

Sarah

Sarah Myers MRTPI
Senior Planner, Planning, Development & Strategic Advisory

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From: Jack Naven <jack.naven@manchester.gov.uk>
Sent: 20 March 2023 11:00
To: Sarah Myers/GBR <Sarah.Myers@cushwake.com>
Subject: 136368/AO/2023 Application

External Mail

Good morning Sarah,

Just to advise, we have had a consultation response from our Environmental Health team regarding this application and the following two conditions will be added to the application as per their recommendation.

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 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

Jack Naven

Assistant Planning Officer

Development Management - Central Team
Planning, Building Control & Licensing - Growth and Development Directorate
Manchester City Council

Tel: 0161 219 2095

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