

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- 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 planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- 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

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

Advertisement Consent

Applicant

Mr Sam Harrison
King Media Ltd
Maximus Maximise
90 Westbourne Grove
London
W2 5RT

Agent (if used)

Mr David Armstrong
Armstrong Planning
The Old School House
Dartford Road
March
PE15 8AE

Part 1 – Particulars of the application/development

Proposal: Installation of an externally illuminated advert shroud to scaffold for a temporary period of 1 year

Location: 36 Charlotte Street, Manchester, M1 4FD

Date of application: 28 February 2023

Application number: 133655/AOH/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **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) 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.

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.

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.

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.

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.

2) a) The express advertisement consent hereby granted is limited to a period of 1 year starting on the date of the commencement of the display of the advertisement hoarding hereby approved or 1st May 2023; if that is earlier.

b) Written notice shall be given to the Council of the date of commencement of the display of the advertisement hoarding(s) within 7 working days of that commencement.

c) On the date of the expiry of the express consent period on 1st May 2024 or earlier (see a), or on the date of completion of the relevant works; if that is earlier; the advertisement hoardings and all associated development shall be removed, any use of the land/building authorised by this consent shall be discontinued, and the land/building shall be reinstated in accordance with a scheme previously approved.

Reason - To enable the City Council to consider the acceptability of the continuance of the display of the advertisement hoardings at the site on the expiry of the period of express consent, having regard to visual amenity and changing circumstances in the locality in order to comply with policies DM1, EN1, EN3, CC9, CC10, T1 and SP1 of the Adopted Core Strategy for the City of Manchester, paragraphs 2.10, 2.20, 12.6, 3.1 and 8.8 of the Guide to Development in Manchester SPD and saved policies E3.3, DC15.1 and 15.2, DC18.1 and DC19.1 of the Unitary Development Plan for Manchester

3) The advertisement hereby approved shall be displayed in accordance with the following drawings and documents:

The drawings referenced:

PY4078/005 Rev A

PY4078/006 Rev A

PY4078/007 Rev A

PY4078/010 Rev A

P01

P02

SP01

received by the City Council as local planning authority on 29 April 2022

A/9989-1D Rev D

09 Rev A

WHL 10131 R GNB 19/04/22

PY4078/002 Rev A

received by the City Council as local planning authority on 17 June 2022

The following documents:

The addendum to Mather & Ellis priced schedule of works

The Maximus specification document

The Lumilife floodlight specification document

The project timeline for Fraser House dated 29/02/22

The signed Minor Works Building Contract 2016

The Planning Statement prepared by Armstrong Planning

The Fabric Repairs and Associated Works, Preliminaries, Specification, Heritage, Design and Access statements and schedule of works revision A

The email from Mather Ellis to KPS Architects dated 24 April 2022
The Schedule of Works for Fabric Repairs and Associated works

received by the City Council as local planning authority on 29 April 2022

The following documents:

The Certificate certificate

The Design Calculations prepared by Prime Scaffold and Structural Designs Limited

The press release relating to Kavalan banners and building wraps

The Breaking News document relating to Kavalan banners and building wraps

received by the City Council as local planning authority on 17 June 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3, CC9, CC10, T1 and SP1 of the Core Strategy, paragraphs 2.10, 2.20, 12.6, 3.1 and 8.8 of the Guide to Development in Manchester SPD and saved policies E3.3, DC15.1 and 15.2, DC18.1 and DC19.1 of the Unitary Development Plan

4) The Fire Integrity of the scaffold wrap shall be maintained at all times for the duration of the display of the approved scaffold wrap.

Reason - To ensure that the risk of fire damage to the Grade I Listed Building is not increased due to the installation of the hereby approved scaffold wrap in accordance with saved policies DC18.1 and DC19.1; of the Unitary Development Plan for the City of Manchester and the Core Strategy for the City of Manchester, in particular Policies CC10, SP1, EN3 and DM1 and Section 8 (Promoting Healthy and Safe Communities) of the National Planning Policy Framework and the Regulatory Reform (Fire Safety) Order 2005.

5) External lighting shall be designed and installed so as to:

- a) control glare and overspill onto nearby properties.
- b) be controlled to not exceed 400cd/m² during the hours of darkness
- c) be set to switched off between the hours of 23:00 and 07:00.
- d) lighting levels shall be adjusted should complaints be received regarding light overspill or glare

Reason - In the interests of visual amenity and residential amenity and because the proposed works affect structures that are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of these heritage assets, and to safeguard the amenities of the occupiers of nearby properties in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Informatives

The adopted footway extends to the building line of the property and therefore it should be ensured that all necessary scaffolding licensing is in place. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic or footway management arrangements will need discussion

and agreement with MCC's Event and Traffic Management and Licensing teams via
Email -highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

Date: 25 April 2023

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 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 approval for the proposed development, or to grant consent or approval subject to conditions, he may appeal to the Secretary of State in accordance with section 78 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 is available through the gov.uk website at www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.