

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

DTZ Investors
C/o Agent

Agent (if used)

Mrs Heather Lindley-Clapp
Nexus Planning
One Express
1 George Leigh Street
Manchester
M4 5DL

Part 1 – Particulars of the application/development

Proposal: Proposed LED screens and fascia signs

Location: The Printworks, Withy Grove, Manchester, M4 2BS

Date of application: 10 February 2023

Application number: 136226/AO/2023

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) The development hereby approved shall be carried out in accordance with the following drawings and documents,

received by the Local Planning Authority on 10 February 2023:

- o Proposed Ground Floor Plan (ref: PL(1002) revision P4)
- o Proposed First Floor Plan (ref: PL(1003) revision P3)
- o Proposed Roof Plan (ref: PL(1010) revision P2)
- o Level 00 Proposed Corporation Street Entrance Plan (ref: PL(1013) revision P4)
- o Proposed Elevation Dantzic and Balloon Street (ref: PL(1020) revision P10)
- o Proposed Elevation Withy Grove and Corporation Street (ref: PL(1022) revision P9)
- o Proposed Elevation Corporation Street Entrance (ref: PL(1023) revision P7)
- o Proposed Sections Dantzic Street and Withy Grove Entrances (ref: PL(1035) revision P6)
- o Proposed Corporation Street Elevations/Sections (ref: PL(1036) revision P6)
- o Proposed Dantzic Street Section A-A, B-B and C-C (ref: PL(1037) revision P7)
- o 3D Viz, Dantzic Street, Arndale (ref: PL(1040) revision P2)
- o 3D Viz, Dantzic Street, Shudehill (ref: PL(1041))
- o 3D Viz, Corp Street, Entrance (ref: PL(1043) revision P2)
- o 3D Viz, Corp Street, Vic Station (ref: PL(1044) revision P2)
- o 3D Viz, Withy Grove, Exchange Square (ref: PL(1045))
- o 3D Viz, Withy Grove, Entrance (ref: PL(1046))
- o Proposed Signage Elevations (ref: PL(1038) revision P3)
- o Lighting Report

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy, and saved policies DC14 and DC18.1.

3) 3) (a) Prior to the first use of the advertisements hereby approved, a strategy to control the signage shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- 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.
- No individual advertisements shall be displayed for duration of less than 10 seconds.
- Controls shall be in place to ensure smooth uninterrupted transition of images displayed on the panel.
- The display panel shall be fitted with a light sensor, designed to adjust the brightness to changes in ambient light levels.
- 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.
- The maximum luminance level of the advertisements displayed on the panel shall not exceed 300 cd/m² during non-daylight hours / inclement weather
- Confirmation of the maximum luminance level during the daytime
- A report 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)
- hours of use

(b) The signage shall be installed in accordance with the details agreed in part (a) of this planning condition and be in place upon the first use of the development.

Reason - In the interests of visual and amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1, DC18.1, DC19.1 and E3.3 of the Unitary Development Plan for the City of Manchester.

4) 4) (a) The development hereby approved shall be carried out in accordance with the Lighting Report 10 February 2023.

The maximum luminance of illuminated signage shall not exceed 300cd/m² during non-daylight hours / inclement weather.

(b) Prior to the signage being brought into first use, a verification report will be required to validate that the signage conforms to the recommendations and requirements as agreed in part (a) of this planning condition. 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, above conditions and / or agreed luminance levels shall be detailed along with any measures required to ensure compliance with the criteria

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1, DC18.1, DC19.1 and E3.3 of the Unitary Development Plan for the City of Manchester.

Informatives

If any signage is to extend greater than 350mm over the adopted highway then the applicant will need to apply for a projection over license.

Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Date: 6 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 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.