

## **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.
- 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](mailto:planning@manchester.gov.uk)

## **Town & Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended)**

### **Advertisement Consent**

#### **Applicant**

Mr Oliver Roberts  
MYC  
28 St Albans Lane  
London  
NW11 7QE

#### **Agent (if used)**

Mr Ivan Carless  
Ascot Signs  
2A Carrakeel Drive  
Londonderry  
BT47 6UQ

### **Part 1 – Particulars of the application/development**

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**Proposal:** Installation of 2no. internally illuminated high level individual letter signage on two elevations, 1no. illuminated and 2no. non-illuminated signs on the ground level.

**Location:** Residence Inn , Laystall Street, Manchester, M1 2JZ

**Date of application:** 24 November 2022

**Application number:** 135492/AO/2022

### **Part 2 – Particulars of decision (a)**

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Manchester City Council gives notice that the **following element(s)** of the development referred to in Part 1:

Approve the installation of the following:

Individual illuminated lettering Sign Type 1.1 on Great Ancoats Street Elevation

Individual illuminated lettering Sign Type 1.2 on Great Ancoats Street Elevation (From East)

Sign Type S2 & S3 - Service Entrance Signage

Has/have 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**

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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 individual illuminated lettering Sign Type 1.1 on Great Ancoats Street Elevation, individual illuminated lettering Sign Type 1.2 on Great Ancoats Street Elevation (From East), Sign Type S2 & S3 - Service Entrance Signage, and Sign Type S.6 Main Entrance Brand Lettering are hereby approved shall be carried out in accordance with the following drawings and documents:

Received by the City Council as Local Planning Authority on 16 November 2022:  
Location Plan

Received by the City Council as Local Planning Authority on 10 March 2023:  
Proposed Drawing Pack P04

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.

3) The maximum luminance of signage shall not exceed 600 cd/m in brightness at any time.

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.

## **Part 2 – Particulars of decision (b)**

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Manchester City Council gives notice that the **following element(s)** of the development referred to in Part 1:

Refuse the installation of the following:

- Individual illuminated lettering Sign Type 1.3 on Laystall Street Elevation
- Sign Type S.6 Main Entrance Brand Lettering

Has/have been **refused** in accordance with the application and plans submitted for the reason(s).

## **Reason(s) for decision**

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1) Individual illuminated lettering Sign Type 1.3 on Laystall Street Elevation, by virtue of its siting, scale, appearance and cumulative impact with other similar signage on the

building would create advertisement clutter. The proposed signage would have an unduly harmful impact on the visual amenity of the building and the character and appearance of the local area.

Type S.6 Main Entrance Brand Lettering is on a solid fascia which and, by virtue of its siting, scale and appearance, would relate poorly to the elevation of the building it is situated on and its appearance. This would have an unduly harmful impact on visual amenity and the character of the building. Signs Type 1.3 and Type S.6 are therefore contrary to the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007 together with policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy D14 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF.

### **Informatives**

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There are no informative attached to this decision.

Date: 17 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 First 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 can be used to make appeals online. This service is available through the gov.uk website – [www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate). The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.