

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 Martin Stephens
JCDecaux
991 Great West Road
Brentford
Middlesex
TW8 9DN

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: The replacement of 22 existing freestanding advertising units comprising 6 sheet advertising panels with 22 "Forum" CIP advertising units within the Tertiary City Centre (Group 6)

Location: 22 Locations Within The Manchester Tertiary City Centre, Manchester

Date of application: 22 July 2021

Application number: 130791/AOH/2021

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).

Article 35 Declaration

In assessing the merits of an application for planning permission officers will seek to work with the applicant in a positive and pro-active manner to seeking solutions to problems arising in relation to dealing with the application. Planning officers have worked with the applicant to overcome problems relating to amenity and safety.

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:

A01573 SITE 1 Great Ancoats Street M1 2BH
A01574 SITE 2 London Road M1 2PG
A01575 SITE 3 Great Ancoats Street M1 2JP
A01576 SITE 4 Oxford Road M1 7EL
A01577 SITE 5 London Road M1 7JG
A01578 SITE 6 Downing Street opp 65 M1 7JG
A01579 SITE 7 Trinity Way M3 1NH
A01580 SITE 8 Dawson Street M3 4JW
A01581 SITE 9 Regent Road M3 4JW
A01582 SITE 10 Cheetham Hill Road M4 4FB
A01583 SITE 11 Great Ancoats Street M4 6DJ
A01584 SITE 12 Great Ancoats Street opp 9 M4 5AZ
A01585 SITE 13 Great Ancoats Street 132/134 M4 6DE
A01586 SITE 14 Great Ancoats Street, M4 7AA
A01587 SITE 15 Great Ancoats Street M4 7DP
A01588 SITE 16 Great Ancoats Street M4 7DS
A01589 SITE 17 Great Ancoats Street, M4 7LH
A01590 SITE 18 Ashton Old Road M12 5FX
A01591 SITE 19 Pin Mill Brow M12 5FX
A01592 SITE 20 Pin Mill Brow M12 6EH
A01593 SITE 21 Mancunian Way M12 6FB
A01594 SITE 22 Mancunian Way M12 6FJ

Pavement Remediation Document
Smart City CIP Unit Information document.
Sustainable Objectives document

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.

Informatives

There are no informatives attached to this decision.

Date: 8 October 2021

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.