

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135301/AOH/2022

Date registered valid: 27 October 2022

Proposal: Installation of 2 x internally illuminated 48-sheet digital poster signs

Address: Land At Queens Road , Manchester, M8 0JL

Ward(s): Crumpsall Ward

Applicant: Clear Channel Unit 4 Royal Portbury Dock, Garonor Way, Bristol , BS20 7XE

Agent (if any): Paul Thacker Turnkey Design Partnership Ltd The Cube, 19 Love Lane, Cirencester, GL7 1YP

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Withdrawn Withdrawn

Date of recommendation: 12 December 2022

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 7 November 2022 Expired: 28 November 2022

Neighbour notifications

Printed: 7 November 2022 Expired: 28 November 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Issues

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Withdrawn WithdrawnWithdrawn

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services
Network Rail

15 Wythburn Avenue, Manchester, M8 0RX
105 Smedley Road, Manchester, M8 0RS
17 Wythburn Avenue, Manchester, M8 0RX
13 Wythburn Avenue, Manchester, M8 0RX
11 Wythburn Avenue, Manchester, M8 0RX
9 Wythburn Avenue, Manchester, M8 0RX
7 Wythburn Avenue, Manchester, M8 0RX
3 Wythburn Avenue, Manchester, M8 0RX
109 Smedley Road, Manchester, M8 0RS
Flat 2, 107 Smedley Road, Manchester, M8 0RS
111 Smedley Road, Manchester, M8 0RS
4 Dipton Walk, Manchester, M8 0RJ
115 Smedley Road, Manchester, M8 0RS
Flat 3, 107 Smedley Road, Manchester, M8 0RS
Flat 1, 107 Smedley Road, Manchester, M8 0RS
5 Wythburn Avenue, Manchester, M8 0RX
1 Wythburn Avenue, Manchester, M8 0RX
16 Dipton Walk, Manchester, M8 0RJ
14 Dipton Walk, Manchester, M8 0RJ
12 Dipton Walk, Manchester, M8 0RJ
10 Dipton Walk, Manchester, M8 0RJ
9 Highstone Drive, Manchester, M8 0RT
7 Highstone Drive, Manchester, M8 0RT
5 Highstone Drive, Manchester, M8 0RT
3 Highstone Drive, Manchester, M8 0RT
21 Highstone Drive, Manchester, M8 0RT
19 Highstone Drive, Manchester, M8 0RT
17 Highstone Drive, Manchester, M8 0RT
15 Highstone Drive, Manchester, M8 0RT
13 Highstone Drive, Manchester, M8 0RT
11 Highstone Drive, Manchester, M8 0RT
1 Highstone Drive, Manchester, M8 0RT
8 Dipton Walk, Manchester, M8 0RJ
6 Dipton Walk, Manchester, M8 0RJ
2 Dipton Walk, Manchester, M8 0RJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA