

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

Mark Wilkinson
Infinity Outdoor
1st Floor
44 Charlotte Street
London
W1T 2NR

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Erection of 2 no. illuminated scaffold mounted banner advertisements for a temporary period of 6 months

Location: 109-127 Market Street, Manchester, M60 1TA

Date of application: 10 February 2022

Application number: 132893/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).

Article 35 Declaration

Condition(s) attached to this decision

1) a) The express advertisement consent hereby granted is for a temporary period and shall expire on 27 March 2023.

b) On the date of the expiry of the express consent period, as defined above (part a), the display of the advertisement hoarding(s) shall be fully removed.

Reason - To enable the City Council to consider the acceptability of the continuance of the display of the advertisement hoarding(s) 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 of the Core Strategy and saved Policy DC15 of the Unitary Development Plan for the City of Manchester.

2) 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.

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

Received by the City Council as Local Planning Authority on 10 February 2022:

- Proposed Site Layout
- Drawing no. 06 Elevation (Front) - Proposed
- Drawing no. 07 Elevation (Side) - Proposed
- Drawing no. 08 Elevation (Side) - Proposed
- Drawing no. 09 Proposed Section
- Drawing no. 01 Location Plan
- LIMiLiFE High Efficiency LED Slimline Floodlights

-Agent email dated 27 February 2022

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 Unitary Development Plan policy DC15.

4) a) External lighting must be designed and installed so as to control glare and overspill of light onto nearby residential properties and in accordance with the approved documents as specified in condition 3.

b) Notwithstanding the approved plans and documents as specified in condition 3 the advertisements shall be implemented and operated in accordance with the following:

- Advertisements shall not be illuminated outside the hours of 7am to 11pm daily;
- The maximum luminance of the advertisements should not exceed 300cd/m2 during inclement weather or non-daylight hours; and
- Energy efficient LED lighting shall be used for illumination.

Reason - To safeguard the amenities of the occupiers of nearby properties and promote energy efficient development in accordance with Policies SP1 and DM1 of the City of Manchester Core Strategy and saved Unitary Development Plan policy DC15.

Informatives

There are no informatives attached to this decision.

Date: 28 September 2022

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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, they 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 can be used to make appeals online. This service is available through the gov.uk website – 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.