

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134079/AOH/2022

Date registered valid: 16 June 2022

Proposal: Installation of freestanding, double sided, internally illuminated sign

Address: Land Adjacent To Griffin Hotel , Cheetham Hill Road, Manchester, M8 9HD

Ward(s): Cheetham Ward

Applicant: Mr Martin Stephens JCDecaux UK 991 Great West Road, Brentford, TW8 9DN

Agent (if any):

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

Recommendation: Withdrawn Withdrawn

Date of recommendation: 11 August 2022

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 22 June 2022 Expired: 13 July 2022

Neighbour notifications

Printed: 22 June 2022 Expired: 13 July 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:

Withdrawn with a view to submit an amended scheme.

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

Highway Services
Environmental Health

5 Broomfield Drive, Manchester, M8 9EE
Flat Above, 428 Cheetham Hill Road, Manchester, M8 9LE
458A Cheetham Hill Road, Manchester, M8 9JW
Flat 2, 450A Cheetham Hill Road, Manchester, M8 9LE
Flat 1, 450A Cheetham Hill Road, Manchester, M8 9LE
450A Cheetham Hill Road, Manchester, M8 9LE
Ground Floor, 515 Cheetham Hill Road, Manchester, M8 9HD
First Floor, 460 - 462 Cheetham Hill Road, Manchester, M8 9JW
Northwards Housing, 547 - 549 Cheetham Hill Road, Manchester, M8 9NW
Flat Above, 418 Cheetham Hill Road, Manchester, M8 9LE
80 Broomfield Drive, Manchester, M8 9EE
78 Broomfield Drive, Manchester, M8 9EE
76 Broomfield Drive, Manchester, M8 9EE
Former 434 And 436, Cheetham Hill Road, Manchester, M8 9LE
First Floor, 460 Cheetham Hill Road, Manchester, M8 9JW
Basement Flat, Cheetham Hill Road, Manchester, M8 9LE
Flat At, 448 Cheetham Hill Road, Manchester, M8 9LE
432A Cheetham Hill Road, Manchester, M8 9LE
446A Cheetham Hill Road, Manchester, M8 9LE
515 Cheetham Hill Road, Manchester, M8 9HD
438 Cheetham Hill Road, Manchester, M8 9LE
Ground Floor, 460 Cheetham Hill Road, Manchester, M8 9JW
Flat Above, 416 Cheetham Hill Road, Manchester, M8 9LE
420 Cheetham Hill Road, Manchester, M8 9LE
7 Broomfield Drive, Manchester, M8 9EE
432 Cheetham Hill Road, Manchester, M8 9LE
426 Cheetham Hill Road, Manchester, M8 9LE
430A Cheetham Hill Road, Manchester, M8 9LE
422A Cheetham Hill Road, Manchester, M8 9LE
426A Cheetham Hill Road, Manchester, M8 9LE
424 Cheetham Hill Road, Manchester, M8 9LE
422 Cheetham Hill Road, Manchester, M8 9LE
418 Cheetham Hill Road, Manchester, M8 9LE
416 Cheetham Hill Road, Manchester, M8 9LE
420A Cheetham Hill Road, Manchester, M8 9LE
3 Absalom Drive, Manchester, M8 9EQ
1 Absalom Drive, Manchester, M8 9EQ
74 Broomfield Drive, Manchester, M8 9EE
72 Broomfield Drive, Manchester, M8 9EE
70 Broomfield Drive, Manchester, M8 9EE
68 Broomfield Drive, Manchester, M8 9EE
66 Broomfield Drive, Manchester, M8 9EE
64 Broomfield Drive, Manchester, M8 9EE
62 Broomfield Drive, Manchester, M8 9EE
60 Broomfield Drive, Manchester, M8 9EE
58 Broomfield Drive, Manchester, M8 9EE
56 Broomfield Drive, Manchester, M8 9EE
54 Broomfield Drive, Manchester, M8 9EE
52 Broomfield Drive, Manchester, M8 9EE

458 Cheetham Hill Road, Manchester, M8 9JW
438 - 440 Cheetham Hill Road, Manchester, M8 9LE
452 Cheetham Hill Road, Manchester, M8 9LE
448 Cheetham Hill Road, Manchester, M8 9LE
430 Cheetham Hill Road, Manchester, M8 9LE
428 Cheetham Hill Road, Manchester, M8 9LE
450 Cheetham Hill Road, Manchester, M8 9LE

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
Area Team Boundary - Name: NORTH AREA