MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning (Control of Advertisements) (England) Regulations 2007

Advertisement Consent

Applicant

CCPHAL Ltd 132 - 134 Great Ancoats Street
Manchester
M4 6DE

Agent (if used)

Mateo Espinosa
WSP
8 First Street
Manchester
M15 4RP

Part 1 – Particulars of the application/development

Proposal: Installation of 1 no. plaque sign and 1 no. projecting sign

Location: 9 Stevenson Square, Manchester, M1 1DB

Date of application: 22 April 2022

Application number: 133687/AO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the following elements of 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).

Condition(s) attached to this decision

0) In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and requested to amend the proposals. The applicant has not responded to our comments making this a split 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:

-Location Plan received by the City Council as Local planning Authority on 01 March 2022.
-Proposed plaque sign drawings referenced Ref: YS-198_PL_010.1 and YS-198_PL_010.2

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, SP1 and DM1 of the Core Strategy, saved policies DC14 and DC18.1 of the Unitary Development Plan and Sections 12 and 16 of the National Planning Policy Framework.

3) Proposed projecting sign (ref. YS-198_PL_009.1) is considered to be unacceptable as it is felt that it would be a bulky, obtrusive feature that would detrimentally affect the appearance and character of the building, visual amenity within the street scene, and the character of the Stevenson Square Conservation Area The signs would therefore be inconsistent with policies EN3 and DM1 of the Core Strategy Development Plan Document for the City of Manchester and saved UDP policies DC14 and DC18.

4) Any illuminated signage hereby granted consent shall have a luminance limit of 600cd/m2. All luminance shall be static only.

Reason - In the interests of pedestrian/highway safety and visual amenity, pursuant to policy DM1 of the Manchester Core Strategy.

Manchester City Council gives notice that the following elements of the development referred to in Part 1 has been **refused** in accordance with the application and plans submitted for the reason(s).

Reason(s) for decision

Informatives

There are no informative attached to this decision.

Date: 29 June 2022

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. 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.