

**Planning**

Telephone: +44 (0)161 234 4516

planning@manchester.gov.uk

PO Box 532 Town Hall

Manchester M60 2LA

Application for Planning Permission; Consent to Display an Advertisement(s)

Town and Country Planning Act 1990 (as amended); Town and Country Planning (Control of Advertisement)
(England) Regulations 2007 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

23

Suffix

Property Name

Pearl Assurance House

Address Line 1

Princess Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M2 4EN

Description of site location must be completed if postcode is not known:

Easting (x)

383893

Northing (y)

398163

Description

Applicant Details

Name/Company

Title

Mr

First name

Robin

Surname

Horton

Company Name

Greenlane Properties (Stockport) Ltd

Address

Address line 1

Grampian House

Address line 2

144 Deansgate

Address line 3

Town/City

Manchester

Country

Greater Manchester

Postcode

M3 3EE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

-

Surname

LRW Architects

Company Name

Leach Rhodes Walker

Address

Address line 1

Ground Floor West

Address line 2

50 Dearmans Place

Address line 3

Town/City

Manchester

Country

United Kingdom

Postcode

M3 5LH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

541.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

External signage applied to the facade on Princess St, Clarence St & Bow Lane. Illuminated signage at seventh floor, localised illuminated & non-illuminated signage at high level of ground floor, plus applied plaques & menu boards at ground floor eye level.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Former office, now under construction under cover of 123522/FO/2019

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☒ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☒ No
☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

- 1 HIGH LEVEL FASCIA SIGN: BLACK (RAL9005) PC LETTERS WITH BLUE LED HALO ILLUMINATION LED colour temperature 6500K [3000x1247mm]
- 2 SHOPFRONT FASCIA SIGN: BLACK (RAL9005) PC LETTERS WITH BLUE LED HALO ILLUMINATION LED colour temperature 6500K [2300x956mm]
- 3 SHOPFRONT FASCIA SIGN: OPAQUE LETTERS WITHIN WHITE PPC LETTERS, HALO ILLUMINATED INTERNALLY [1700x800mm]
- 4 WINDOW VINYLs [NOT PART OF APPLICATION]
- 5 GROUND LEVEL: INTERNALLY ILLUMINATED MENU DISPLAY CASE [483x660mm]
- 6 HIGH LEVEL FASCIA SIGN: BLACK (RAL9005) PC LETTERS WITH BLUE LED HALO ILLUMINATION LED colour temperature 6500K [4000x1663mm]
- 7 SHOPFRONT LEVEL FLAG & POLE: DOUBLE SIDED FLAG ON POLE IN FACADE MOUNTED SOCKET
- 8 CANOPY SIGN: BLACK (RAL9005) PC LETTERS WITH BLUE LED HALO ILLUMINATION LED colour temperature 6500K [2006x822mm], FIXED TO PALE GREY SUPPORT FRAME
- 9 HIGH LEVEL FASCIA SIGN: BLACK (RAL9005) PC LETTERS WITH BLUE LED HALO ILLUMINATION LED colour temperature 6500K [4125x1715mm]

Advertisement Type:

Fascia Sign

Height:

1.247 metres

Width:

3 metres

Depth:

0.1 metres

What is the height from the ground to the base of the advertisement?:

21.43 metres

What is the maximum projection of the advertisement from the face of the building?:

0.1 metres

What is the maximum height of any of the individual letters and symbols?:

1.247 centimetres

What materials will the advertisement be made of?:

1x set built up, black powder coated aluminium stood off letters with 100mm returns & blue LED halo illumination.

The colour of text and background:

LETTERS: RAL 9005 HALO: LED colour temperature 6500K

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

575 cd/m²

Will the illumination be static or intermittent?:

Static

Advertisement Type:

Fascia Sign

Height:

0.956 metres

Width:

2.3 metres

Depth:

0.1 metres

What is the height from the ground to the base of the advertisement?:

3.335 metres

What is the maximum projection of the advertisement from the face of the building?:

0.1 metres

What is the maximum height of any of the individual letters and symbols?:

0.956 centimetres

What materials will the advertisement be made of?:

1x set built up, black powder coated aluminium stood off letters with 100mm returns & blue LED halo illumination

The colour of text and background:

LETTERS: RAL 9005 HALO: LED colour temperature 6500K

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

560 cd/m²

Will the illumination be static or intermittent?:

Static

Advertisement Type:

Fascia Sign

Height:

0.531 metres

Width:

1.7 metres

Depth:

0.05 metres

What is the height from the ground to the base of the advertisement?:

3.335 metres

What is the maximum projection of the advertisement from the face of the building?:

0.05 metres

What is the maximum height of any of the individual letters and symbols?:

0.531 centimetres

What materials will the advertisement be made of?:

1x set metal 'Chez Mal' opaque letters with clear backs stood off from oversized aluminium powder coated white back letters. Letters to be halo illuminated by means of internal LEDs.

The colour of text and background:

FRONT LETTERS: Opaque BACK LETTERS: White

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

485 cd/m²

Will the illumination be static or intermittent?:

Static

Advertisement Type:

Fascia Sign

Height:

0.66 metres

Width:

0.483 metres

Depth:

0.08 metres

What is the height from the ground to the base of the advertisement?:

1.1 metres

What is the maximum projection of the advertisement from the face of the building?:

0.08 metres

What is the maximum height of any of the individual letters and symbols?:

0.66 centimetres

What materials will the advertisement be made of?:

Black powder coated aluminium frame & returns with clear acrylic face

The colour of text and background:

FRAME: RAL 9005

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

450 cd/m²

Will the illumination be static or intermittent?:

Static

Advertisement Type:

Fascia Sign

Height:

1.663 metres

Width:

4 metres

Depth:

0.1 metres

What is the height from the ground to the base of the advertisement?:

22.69 metres

What is the maximum projection of the advertisement from the face of the building?:

0.1 metres

What is the maximum height of any of the individual letters and symbols?:

1.663 centimetres

What materials will the advertisement be made of?:

1x set built up, black powder coated aluminium stood off letters with 100mm returns & blue LED halo illumination.

The colour of text and background:

LETTERS: RAL 9005 HALO: LED colour temperature 6500K

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

595 cd/m²

Will the illumination be static or intermittent?:

Static

Advertisement Type:

Projecting or Hanging Sign

Height:

0.685 metres

Width:

1.37 metres

Depth:

0.8 metres

What is the height from the ground to the base of the advertisement?:

3.45 metres

What is the maximum projection of the advertisement from the face of the building?:

0.8 metres

What is the maximum height of any of the individual letters and symbols?:

0.685 centimetres

What materials will the advertisement be made of?:

REINFORCED PRINTED FABRIC

The colour of text and background:

FLAG: 9005 LETTERS: WHITE

Will the advertisement be illuminated?:

Advertisement Type:

Fascia Sign

Height:

0.822 metres

Width:

2.006 metres

Depth:

0.075 metres

What is the height from the ground to the base of the advertisement?:

3 metres

What is the maximum projection of the advertisement from the face of the building?:

0.8 metres

What is the maximum height of any of the individual letters and symbols?:

0.822 centimetres

What materials will the advertisement be made of?:

1x set built up, black powder coated, blue LED halo illuminated aluminium stood off letters from an aluminium powder coated white back letter panel

The colour of text and background:

LETTERS: RAL 9005 HALO: LED colour temperature 6500K

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

440 cd/m²

Will the illumination be static or intermittent?:

Static

Advertisement Type:

Fascia Sign

Height:

1.715 metres

Width:

4.125 metres

Depth:

0.1 metres

What is the height from the ground to the base of the advertisement?:

24.495 metres

What is the maximum projection of the advertisement from the face of the building?:

0.1 metres

What is the maximum height of any of the individual letters and symbols?:

1.715 centimetres

What materials will the advertisement be made of?:

1x set built up, black powder coated aluminium stood off letters with 100mm returns & blue LED halo illumination.

The colour of text and background:

LETTERS: RAL 9005 HALO: LED colour temperature 6500K

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

595 cd/m²

Will the illumination be static or intermittent?:

Static

Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

- ☐ Yes
☒ No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

- ☐ Yes
☒ No
☐ Not Applicable

Will the proposed advertisement(s) project over a footpath or other public highway?

- ☐ Yes
☒ No

Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From Date

21/10/2022

21/11/2027

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?

- ☒ Yes
☐ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Simon

Surname

Mather

Declaration Date

28/07/2022

☒ Declaration made

Declaration

I / We hereby apply for Full planning & display of advertisements as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

- LRW Architects

Date

28/07/2022