MANCHESTER CITY COUNCIL

Important – Advertisement consent

Compliance with conditions

- Your advertisement consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions.
- 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 the advertisement regulations and this may lead to formal action.
- Failure to comply with conditions may also result in the advertisement not being lawful.
- 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

MANCHESTER CITY COUNCIL

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

Advertisement Consent

Part 1 – Particulars of the application

Proposal:

Display of advertisement shroud for a temporary period of 6 months.

Location:

Royal Buildings 2 Mosley Street Manchester M2 3AN

Application reference:

145646/AOH/2026

Applicant:

Ms Maddalena Sanvito Street Vox

Date of application:

09 April 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the advertisement(s) referred to in Part are **grantd** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Condition(s) attached to this 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:

· Covering Letter (Prepared by AdFolio; Dated 17/03/2026)

· Site Location Plan

· Siteplan – Proposed

· South Elevation – Proposed

· North Elevation – Proposed

· Flattened Full Elevation - Proposed

· Site Specific Method Statement and Risk Assessment (Prepared by Titchfield Gorup; Dated 06/03/2020)

· 100W Osram DOB LED Floodlight

· Typical fixing details, lights and banners

· Royal Building Manchester Rev 3 – Development Phasing Plan (Received 16/06/2026)

· Agreement and Conditions of Building Contract (Dated 15/06/2026; Received 16/06/2026)

Marked as received by the City Council as Local Planning Authority on 09/04/2026, unless specified otherwise.

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 the National Planning Policy Framework.

3) a) The express advertisement consent hereby granted is limited to a period from 01/06/2026 to 30/11/2026.

b) On the date of expiry of the express consent period in part a) of this condition, the advertisement hoarding and all associated development shall be removed, and the building shall be restored to its original condition prior to the installation of the approved advertisement.

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.

4) The external floodlights hereby approved shall have a maximum luminance of 300cd/m2 that shall not be exceeded at any time for the lifetime of the development.

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1 and DC18.1 of the Unitary Development Plan for the City of Manchester.

5) The method of illumination hereby approved will be controlled by an electronic sensor. The use of illumination outside of the hours 07:00 – 23:00 is prohibited for the lifetime of the development.

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1 and DC18.1 of the Unitary Development Plan for the City of Manchester.

6) The development shall proceed in accordance with the Site Specific Method Statement and Risk Assessment (Prepared by Titchfield Gorup; Dated 06/03/2020; Received 09/04/2026).

Reason - To safeguard public safety and amenity, pursuant to policies SP1, DM1 and the Town and Country Planning (Control of Advertisements) Regulations 2007.

Informatives

Highways

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Date: 23 June 2026

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 (as amended) 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 to grant consent subject to conditions, they may appeal to the Secretary of State in accordance with section 78 and 79 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/appeal-decision-consent-display-advertisement. 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.