MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143472/AO/2025
Date registered valid:	19 August 2025
Proposal:	Installation of 1no. internally illuminated individual letter sign, 1no. internally illuminated fascia panel, 1no. internally illuminated projecting sign.
Address:	Lloyds Bank PLC, 42 - 46 Market Street, Manchester, M1 1PW
Ward(s):	Deansgate Ward
Applicant:	Mr Robert Lewis-Brookes Lloyds Banking Group
Agent (if any):	Mr Stewart Bell Design Alliance Limited
Case officer:	Lea Joseph Tel: 0161 227 3644 Email: lea.joseph@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**21st October 2025**

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 20 August 2025

Standard consultations:
Printed: 26 August 2025 Expired: 16 September 2025

Neighbour notifications
Printed: 26 August 2025 Expired: 16 September 2025

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 and area

No. 42-46 Market Street is situated in the heart of Manchester's retail environment on a major pedestrian route. Market Street is situated between Piccadilly Gardens, the Printworks, The Corn Exchange (Grade II) and New Cathedral Street. The area is primarily defined by commercial uses including retail and restaurants; Leisure uses and bars also compose the identity of the area. The Arndale Shopping Centre is directly across from the site, a cluster of similar financial services uses (Class E(i)) are also apparent on the elevation. The area is defined by a lively and busy pedestrian atmosphere. The site is located within the Upper King Street Conservation Are, nearby listed assets include the Ryland Building (Grade II) at no.109-127 Market Street, No.1 Piccadilly (Grade II), Northern Stock Exchange (Grade II), and Barclays at No.10 Norfolk Street (Grade II).

The No.42-46 building is a contemporary two storey structure with a fully glazed shopfront. It has been occupied by Lloyds Bank LLC. since 2011.

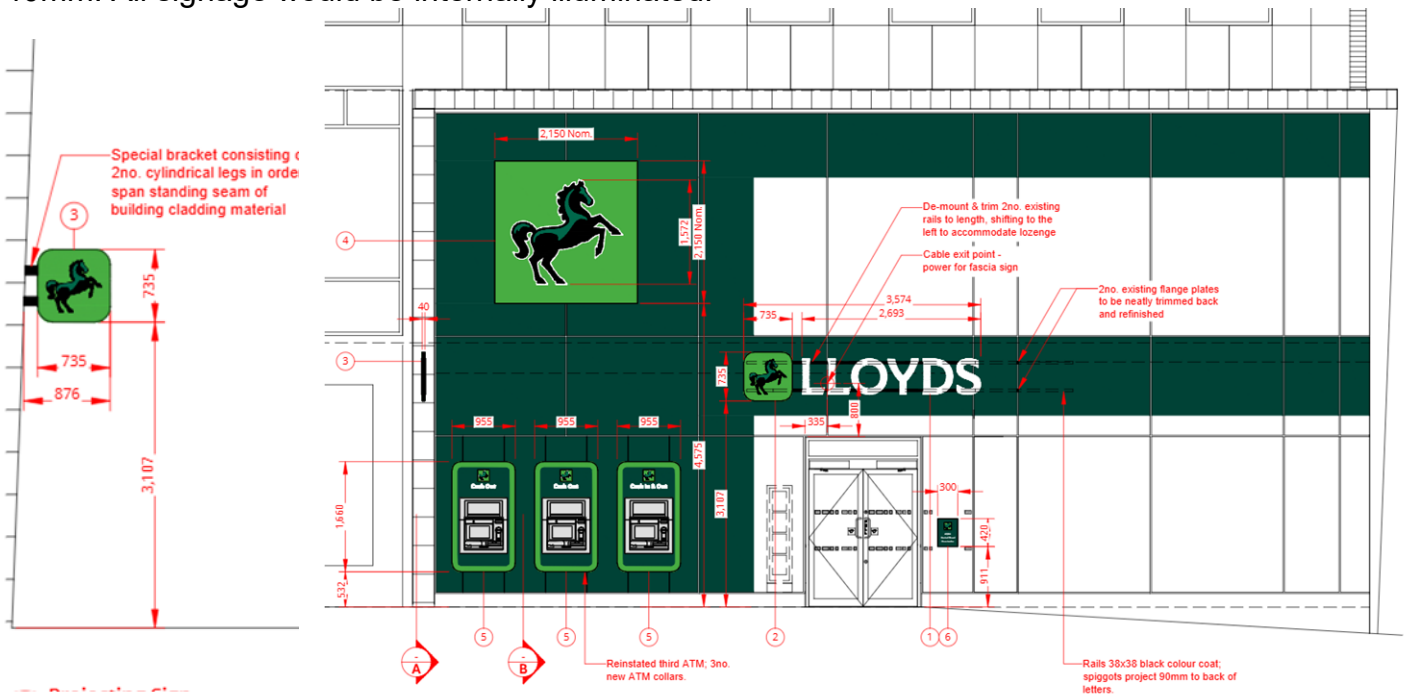
Listed building: Not applicable

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order: Not applicable

Description of development

Advertisement consent is sought for the installation of no.1 individual letter sign (Sign 1), no.1 fascia panel sign (Sign 2), and no.1 projecting sign (Sign 3). Recolouring of no.1 high-level plaque sign (Sign 4), new ATM collar signage (Sign 5) and new entry way signage (Sign 6) is also proposed. The proposed projecting sign would have a decrease in depth from 100mm to 40mm. All signage would be internally illuminated.



Planning History

103010/AO/2013/C1 | New internally illuminated fascia letters on glazing, new internally illuminated fascia logo (high level), 3no. backlit illuminated ATM collars and 1no internal marketing unit. (Approved September 2013)

115656/AO/2017 | The installation of no.1 internally illuminated fascia sign, no.1 internally illuminated high-level sign, no.1 internally illuminated keyline, no. 1 internally illuminated projecting sign and no.1 vinyl sign. (Approved May 2017)

Consultations & Notification Responses

Highway Services – No objections. The illumination levels proposed are acceptable. informative regarding projection over licensing, servicing access and pedestrian management during installation works were requested to be added to the decision.

Environmental Health - No objections. Requested a condition mandating illumination at 300cd/m2 maximum.

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

The Local planning authority shall exercise its powers under these Regulations in the interests

of amenity and public safety, taking into account—

(a)the provisions of the development plan, so far as they are material; and

(b)any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—

(a)factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b)factors relevant to public safety include—

(i)the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil

or military);

(ii)whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

(iii)whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed.

The following policies are deemed relevant to consideration of this application:

Manchester Core Strategy 2012-2027
SP1 Spatial Principles
DM1 Development Management

Saved Unitary Development Plan Policy
DC14 Shopfronts and Related Signs
DC18 Conservation Areas

Other Material Considerations:

National Planning Policy Framework (2019)
Paragraph 141 states:

The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety,

taking account of cumulative impacts.

Shopfront and Signage Design Guide (Adopted 2024)

Issues

Visual Amenity



The proposed signage would not constitute a major change to the appearance of the site. The projecting sign would be aligned with the fascia as is required by policy DC14. The siting of all the proposed signage would be identical to the previous consent and is considered to be sympathetic to the architectural character of the building pursuant to policies DC14 and SP1. The design of the additional fascia lozenge (Sign 4) would match the design and materiality of the replacement high-level sign and projecting sign thus a stylistic visual coherence would be achieved as is required by the Shopfront and Signage Design Guide. Further, existing views into the bank would not be obscured by the proposed signage.

As is required by the Shopfront and Signage Design Guide the proposal employs individual letters on the fascia, discrete fixings and high-quality aluminium materials. The small identifying sign at door-level (Sign 6) and the high-level sign (Sign 4) would be re-spraying of the existing and as such there is minimal change to appearance.

The proposed projecting sign would have a depth of 40mm which is acceptable. This amended depth would improve the quality of the appearance of the shopfront. As such the proposed projecting sign is considered to be sympathetic to the character of the area and that of the building, pursuant to policies SP1, the Shopfront and Signage Design Guide and the National Planning Policy Framework.

The site is located within the Upper King Street Conservation Area. Policy DC18 requires that development proposals within Conservation Areas have regard to the impact of design proposals on the existing character of the area and that of neighbouring buildings.
Market Street, unlike other sections of the Conservation Area, is defined by its commercial offer. The street has a distinctly commercial appearance, with varied signage forms, style and appearance. Although this quantum and style may not be suited to all sections of the Conservation Area, the proposed signs would be in keeping with the general character of the street. The proposed internal illumination allows for discrete style of lighting without obtrusive brackets or fixings. There would be no harm to the character of the Conservation Area.

Public Safety

All illumination has been conditioned at 300cd/m^2.
There is no other public safety concerns associated
With this application.



Conclusion
Given the above the proposed signage is considered to be well-designed, sympathetic to the area and of a high-quality.

These proposed signs are therefore acceptable pursuant to UDP policies DC14 and DC18, Core Strategy policies SP1 and DM1, the Shopfront and Signage Design Guide, and the National Planning Policy Framework.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2 need to: Eliminate unlawful discrimination, harassment and vic prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 polices 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: Approve

Condition(s) to be attached to decision for approval

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 maximum luminance of the signage shall not exceed 300 cd/m2 in brightness at any time.

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

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

Drawing: DA2570-3000 REV 1 (Received 13 October 2025)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy SP1 of the Core Strategy.

Informatives

1) Market Street has a Prohibition of Driving 24hr except loading/unloading 6am to 10.30am, contact should be made via https://forms.cloudpass.com/mcc-auto-bollardapplication-permit-allowable-hours for access.

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

3) 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.

4) Signage which projects over the adopted highway, in excess of 350mm, will require a Projection Over License, at the applicants expense

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Manchester Donor Centre, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
Advertising Right JC Decaux Outside 52, Market Street, Manchester, M1 1PW
Scappaticci, Kiosk Adjacent 42 To 46, Market Street, Manchester, M1 1PW
39 Market Street, Manchester, M1 1WR
Basement, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
1 Pall Mall, Manchester, M2 1JR
Lower Ground Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
29A Market Street, Manchester, M1 1WR
29B Market Street, Manchester, M1 1WR
Metro Bank, 45 Market Street, Manchester, M1 1WR
48 - 50 Market Street, Manchester, M1 1PW
37 Market Street, Manchester, M1 1WR
GVA GRIMLEY LIMITED, Third Floor And Fourth Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
Second Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
Ground Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
41 - 43 Market Street, Manchester, M1 1WR
31 Market Street, Manchester, M1 1WR
Third Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
First Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
52 - 56 Market Street, Manchester, M1 1PW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Upper King Street (Extension) Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL