MANCHESTER CITY COUNCIL

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

Refusal of Advertisement Consent

Applicant

Mr Tayyab Akhlaq
Fast Food Operations Ltd
64 Claude Road
Manchester
M21 8DF

Agent (if used)

Mr Russell Adams
Adams Planning + Development Ltd
The Oaks
Oaks Drive
Crook Road
Bowness-on-Windermere
LA23 3JA

Part 1 – Particulars of the application

Proposal: Advertisement consent for the display of Internally illuminated fascia sign and projecting sign

Location: Miami Crispy , 5 Meldon Road, Manchester, M13 0TZ

Date of application: 7 May 2025

Application number: 142885/AO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that consent for the advertisement(s) referred to in Part 1 has been **refused** in accordance with the application and plans submitted for the reason(s) listed below.

Reason(s) for decision

1) The proposed advertisements, by reason of their inappropriate siting, scale, massing, design and materials, would introduce detrimental visual elements to the street scene, and would form an overly dominant, visually incongruous and obtrusive structure which would not be sympathetic to the appearance of the application property or its surrounding area and would contribute to the visual clutter of the area, to the detriment of visual amenity and, as such, is contrary to saved policies DC14 and DC15 of the Unitary Development Plan for the City of Manchester, policies SP1, EN1 and DM1 of the Manchester Core Strategy, the Shopfront and Signage Design Guide, policy JP-P1 of the Places for Everyone joint development plan document, chapter 12 of the National Planning Policy Framework and the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Date: 2 July 2025

Signed: 

Julie Roscoe
Director of Planning
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision 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/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.