

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142044/AO/2025
Date registered valid: 27 March 2025
Proposal: Installation of 2no non-illuminated plaque signs.
Address: 38 Mosley Street, Manchester, M2 3AZ
Ward(s): Deansgate Ward

Applicant: The Cut & Craft Limited
Agent (if any): Mr Matthew Pardoe Moorside Planning
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 19/05/2025

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 10 April 2025 Expired: 3 May 2025

Neighbour notifications

Printed: 10 April 2025 Expired: 3 May 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

The application site relates to the Grade II* listed former Royal Bank of Scotland. The property is completed in sandstone in an Italian palazzo style, with prominent columned entrance fronting out onto Mosley Street. The ground floor features original double height timber windows, with circular frame detail. A secondary side entrance then features along the property's York Street elevation. The ground floor has recently been subject to a restaurant and office fit-out. Existing plaque signage features on the front and rear elevations of the building, along with some unauthorised signage.

Listed building: Grade II*

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

Tree Preservation Order: Not applicable

Description of area

The application site lies within the heart of Manchester City Centre, with St Peters Square lying to the south-west and Piccadilly Gardens to the north-east. Mosley Street is a key road within the City Centre providing pedestrian and tram access between St Peters Square and Piccadilly Gardens. Built development along it is varied, with the age of properties being highly variable, with Georgian, Victorian and contemporary properties being located along it. Uses within the neighbouring area are almost entirely commercial and largely consist of office and light retail uses.

Description of development

The application seeks advertisement consent for the installation of 2no non-illuminated plaque signs.

The first plaque sign would be displayed outside of the property's Mosley Street entrance and the second by its York Street side entrance.

Both plaque signs would be brass plaques mounted to a wooden plinth then finished with cold lettering. Each plaque would be secured by four brass caps that would utilise existing fixings. Each sign would have a width of 510mm, a height of 310mm and a depth of 23mm.

Planning History

A high number of applications are on record for the site, the most relevant of which are shown below:

142636/LO/2025 - LISTED BUILDING CONSENT Retention of two lights to Mosley Street entrance and two to York Street entrance and provision of two uplights to Mosley street entrance – Application under consideration.

142635/FO/2025 - Retention of two lights to Mosley Street entrance and two to York Street entrance and provision of two uplights to Mosley street entrance – Application under consideration.

142188/LO/2025 - Listed Building Consent for the installation of 2no non-illuminated plaque signs and 2no illuminated window signs – Application under consideration.

CDN/23/0572 - Discharge of Condition 8 (External lighting, signage and CCTV strategy) attached to application ref no 132737/FO/2022 - Approved February 2024.

137840/AO/2023 - Installation of 1 x non-illuminated fascia sign and 3 x building plaque signs – Approved November 2023.

137800/LO/2023 - Listed Building Consent for the installation 1 x non-illuminated fascia sign and 3 x building plaque signs - Approved November 2023.

132738/LO/2022 - LISTED BUILDING CONSENT for the refurbishment, alterations and selective demolition including installation of mechanical plant to roof of 57 Spring Gardens – Approved July 2022.

132737/FO/2022 - Refurbishment, alterations and selective demolition including installation of mechanical plant to roof of 57 Spring Gardens – Approved July 2022.

Consultations & Notification Responses

Environmental Health – No objection subject to illuminated signage not exceeding specific criteria.

Highway Services – No objection subject to informatives relating to highway hoarding.

Transport for Greater Manchester & Metrolink – No objection subject to an informative relating to working in close proximity to Metrolink infrastructure.

Publicity – None received.

Policy

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 Manchester Core Strategy – Development Plan Document 2012 – 2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC14 – Shop Fronts and Related Signs
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

The Places for Everyone Plan – Joint Development Plan Document, for nine of the ten boroughs which make up Greater Manchester, adopted by the City Council on 21st of March 2024.

- Policy JP-P2 – Heritage

Other Material Considerations

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and Enhancing the Historic Environment

National Planning Practice Guidance (NPPG)

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Visual Amenity

The application site currently features 3no unauthorised plaque signs to its Mosley Street and York Street elevations. Authorised plaque signs then feature on Mosley Street and West Mosley Street. The authorised signs feature a timber mount, with brass plaque and gold lettering. The proposed plaque signs would be a match to that of the existing Bond Plaque sign located on Mosley Street in regard of their materiality. This would ensure a consistent visual appearance on site which is considered to be acceptable.

Environmental Health have requested that in the event of an approval a luminance condition be attached. Taking into account how no proposed external signage is to be illuminated, this is considered to be unreasonable and irrelevant, and any such condition will not be attached in the event of an approval.

In light of the above, the proposal accords with Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC14, DC18 and DC19, Places for Everyone Plan Policy JP-P2, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Highway and Rail Safety

The proposed plaque signs do not project over the public highway nor the adjacent metrolink tram line. Highways and Transport for Greater Manchester/Metrolink do not object to the development subject to informatives relating to highway hoarding. Subject to such informatives, it is considered the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above, the development, subject to appropriate planning condition, is acceptable and accords with Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC14, DC18 and DC19, Places for Everyone Plan Policy JP-P2, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. The application is therefore recommended for approval.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct 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 policies 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 development hereby approved shall be carried out in accordance with the following drawings and documents:

- o AC23-P08: Site Location Plan (Received 03/02/2025)
- o Proposed Site Plan (Reference number V5.0 S1189; Dated 15/05/2025)
- o Proposed Elevations (Reference number V5.0 S1189; Dated 15/05/2025)
- o Sign Fixing Locations (Reference number V5.0 S1189; Dated 15/05/2025)
- o Item 1 (Depicts proposed Mosley Street Plaque Sign; Reference number V5.0 S1189; Dated 15/05/2025)
- o Item 2 (Depicts proposed York Street Plaque Sign; Reference number V5.0 S1189; Dated 15/05/2025)

All stamped as received by the City Council as Local Planning Authority on 16/05/2025, 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.

Informatives

1) o 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

o 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

o The applicant is advised to review the details of working safely near Metrolink which can be found on the Metrolink Website at; <https://www.tfgm.com/publictransport/tram/working-safely>. This document provides contact details for the Metrolink Operator in order that the proposed method of erection can be discussed and relevant permits obtained.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Metrolink
Transport For Greater Manchester

Fifth Floor, 70 Spring Gardens, Manchester, M2 2BQ
First Floor, 70 Spring Gardens, Manchester, M2 2BQ
Ground Floor, York House, 20 York Street, Manchester, M2 3BB
Twelfth Floor, 1 New York Street, Manchester, M1 4HD
Second Floor, 57 Spring Gardens, Manchester, M2 2BY
First Floor, 57 Spring Gardens, Manchester, M2 2BY
Third Floor Suite 3C, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Fifth Floor Suite 5C, 64 - 72 Spring Gardens, Manchester, M2 2BQ
24 Mosley Street, Manchester, M2 3AG
Fourth Floor, 70 Spring Gardens, Manchester, M2 2BQ
Fifth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
Ground Floor, 57 Spring Gardens, Manchester, M2 2BY
Ninth Floor, 1 New York Street, Manchester, M1 4HD
Ground Floor, 55 Spring Gardens, Manchester, M2 2BY
Transform Manchester, Fifth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Sixth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
Second Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Eighth Floor, York House, 20 York Street, Manchester, M2 3BB
Fifth Floor Suite 5D, 64 - 72 Spring Gardens, Manchester, M2 2BQ
The Alchemist, Ground Floor, 1 New York Street, Manchester, M1 4HD
Fifth Floor, 55 Spring Gardens, Manchester, M2 2BY
53 - 55 Mosley Street, Manchester, M2 3HQ
Ground Floor, 64 - 72 Spring Gardens, Manchester, M2 2BQ
57 Spring Gardens, Manchester, M2 2BY
SINGLETON CLAMP & PARTNERS LTD, Fourth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Tenth Floor, York House, 20 York Street, Manchester, M2 3BB
Seventh Floor, 1 New York Street, Manchester, M1 4HD
Second Floor, 55 Spring Gardens, Manchester, M2 2BY
Sixth Floor, 55 Spring Gardens, Manchester, M2 2BY
Sixth Floor, York House, 20 York Street, Manchester, M2 3BB
Department For Work And Pensions, 58 Mosley Street, Manchester, M2 3HZ
Sixth Floor, 1 New York Street, Manchester, M1 4HD
Fifth Floor, 1 New York Street, Manchester, M1 4HD
1 New York Street, Manchester, M1 4HD
First Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Second Floor, 1 New York Street, Manchester, M1 4HD
Fourth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
57 Mosley Street, Manchester, M2 3FF
Fourth Floor, York House, 20 York Street, Manchester, M2 3BB
Fifth Floor, 51 Mosley Street, Manchester, M2 3HQ
19 York Street, Manchester, M2 3BA
Fourth Floor, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Third Floor, 64 - 72 Spring Gardens, Manchester, M2 2BG
Third Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Third Floor, York House, 20 York Street, Manchester, M2 3BB
Second Floor, York House, 20 York Street, Manchester, M2 3BB

First Floor, York House, 20 York Street, Manchester, M2 3BB
 Fifth Floor, York House, 20 York Street, Manchester, M2 3BB
 Eleventh Floor, 1 New York Street, Manchester, M1 4HD
 Fourth Floor, 1 New York Street, Manchester, M1 4HD
 Third Floor, 55 Spring Gardens, Manchester, M2 2BY
 Fourth Floor, 55 Spring Gardens, Manchester, M2 2BY
 Seventh Floor, 55 Spring Gardens, Manchester, M2 2BY
 Third Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
 51 Mosley Street, Manchester, M2 3HQ
 First Floor To Fourth Floor, 51 Mosley Street, Manchester, M2 3HQ
 Third Floor, 70 Spring Gardens, Manchester, M2 2BQ
 Seventh Floor, Barnett House, 53 Fountain Street, Manchester, M2 2AN
 Ground Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
 64 - 72 Spring Gardens, Manchester, M2 2BQ
 Sixth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
 Third Floor, 1 New York Street, Manchester, M1 4HD
 Third Floor, 57 Spring Gardens, Manchester, M2 2BY
 First Floor, 1 New York Street, Manchester, M1 4HD
 Second Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
 Second Floor, 70 Spring Gardens, Manchester, M2 2BQ
 Sixth Floor, 70 Spring Gardens, Manchester, M2 2BQ
 Eighth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2AN
 Sixth Floor, 19 York Street, Manchester, M2 3BA
 Second Floor, 64 - 72 Spring Gardens, Manchester, M2 2BG
 Eighth Floor, 1 New York Street, Manchester, M1 4AD
 Seventh Floor, York House, 20 York Street, Manchester, M2 3BB
 Colwyn Chambers, 19 York Street, Manchester, M2 3BA
 Eighth Floor, 55 Spring Gardens, Manchester, M2 2BY
 First Floor, 55 Spring Gardens, Manchester, M2 2BY
 Ground Floor, 70 Spring Gardens, Manchester, M2 2BQ
 Fifth And Sixth Floor, 1 New York Street, Manchester, M1 4HD
 Sainsbury's, 58 Mosley Street, Manchester, M2 3HZ
 First Floor, 64 - 72 Spring Gardens, Manchester, M2 2BQ
 TOKIO MARINE KILN SERVICES LTD, Ninth Floor, York House, 20 York Street, Manchester, M2 3BB
 First Floor, 57 Mosley Street, Manchester, M2 3HY
 70 Spring Gardens, Manchester, M2 2BQ
 Tenth Floor, 1 New York Street, Manchester, M1 4HD
 First Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
 REGUS MANAGEMENT UK LTD, Ground Floor, Barnett House, 53 Fountain Street, Manchester, M2 2AN
 York House, 20 York Street, Manchester, M2 3BB

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
 Area Team Boundary - Name: CENTRAL