

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

Refusal of Advertisement Consent

Applicant

Ms Diana Woon
130 Market Street
Manchester
M60 1AY

Agent (if used)

Mr Jin Tan
Lyndon
Poynders Road
SW4 8PS

Part 1 – Particulars of the application

Proposal: Installation of 1no. internally and externally illuminated fascia sign.

Location: 130 Market Street, Manchester, M60 1AY

Date of application: 20 January 2025

Application number: 141893/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 signage, by virtue of its design, materiality and appearance, fails to respond positively to the style, character, architectural language, and quality of the non-designated heritage asset. The design and appearance also considered fails to preserve or enhance the setting of the Smithfield Conservation Area and therefore detracts from the historical setting and significance of this conservation area. The signage would have an unduly harmful impact on the visual amenity and the character of the local area and would be contrary to the Town and Country Planning (Control of Advertisements) Regulations 2007, policies SP1, CC9, EN1, EN3, and DM1 of the Manchester Core Strategy (2012), saved policies DC14 and DC18 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Policy JP-P2, and the National Planning Policy Framework.

Date: 13 March 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.