MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- 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 planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- 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

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant

Mr Jay Stewart
Global Street Art
Telephone House
London
EC2A 4NW

Agent (if used)

Mr J Stewart
Global Street Art
Telephone House
London
EC2A 4NW

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the temporary installation of three murals and boundary treatment for a period of 8 months.

Location: 12 Piccadilly, Manchester, M1 3AN

Date of application: 23 February 2026

Application number: 145055/LO/2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- Drawing (Wall Elevation): V1PA (Received 15 February 2026)
- Drawing (Wall Elevation with Gate): 221-BAA-20-L00-DP-A-1 (Received 20 February 2026)
- Document: Method Statement and Options Analysis, prepared by Global Street Art (Received 29 January 2026)
- Document: Heritage Impact Assessment and Justification, prepared by Global Street Art (Received 29 January 2026)

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.

3) The permission hereby granted is for a limited period only i.e. 8 months from the date the first mural is painted. The development for which permission is hereby granted is required to be discontinued and removed no later than one week from the expiration of the temporary period (which shall be eight months from the implementation of the planning permission).

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1 and DM1 and saved Unitary Development Plan policy DC26.

4) a) In accordance with removal Method 'A', set out in the Method Statement and Options Analysis, the repainting and remediation of the render wall shall be implemented within one month of the advertisement ceasing and thereafter retained in accordance with the approved Method Statement.

b) Within three weeks of repainting a Verification Report, including a Final Condition Survey and photographs, shall be submitted to and approved in writing by the Local Planning Authority, to validate that the development has effectively preserved the Listed Asset and conformed to the approved Method Statement.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to preserve the historic value of the site pursuant to policies SP1, EN3, CC9 and DM1 of the Manchester Core Strategy (2012).

5) Prior to installation of the first advertisement, artwork will be submitted to and approved in writing by the Local Planning Authority, to validate that the development effectively preserves the character of the Listed Asset. The artwork shall be carried out in accordance with the approved details.

Reason - To ensure that the contents of the development is carried out in accordance with the indicative plans, pursuant to saved UDP policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

6) Prior to installation of the second of advertisement, artwork will be submitted to and approved in writing by the Local Planning Authority, to validate that the development effectively preserves the character of the Listed Asset. The artwork shall be carried out in accordance with the approved details.

Reason - To ensure that the contents of the development is carried out in accordance with the indicative plans, pursuant to saved UDP policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

7) Prior to installation of the third advertisment, artwork will be submitted to and approved in writing by the Local Planning Authority, to validate that the development effectively preserves the character of the Listed Asset. The artwork shall be carried out in accordance with the approved details.

Reason - To ensure that the contents of the development is in accordance with the indicative plans, pursuant to saved UDP policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

8) A. The boundary treatment works shown on the approved plans 221-BAA-20-L00-DP-A-1 (Proposed Elevation and Fence Section) shall be carried out in accordance with the approved details.

In order to ensure the structural integrity of the historic foundation. No posts, fixings or other physical alteration shall go beyond the ground's surface or into the historic render wall.

B. A completion report shall be submitted and approved in writing by the Local Planning Authority, to validate that the development confirms with the approved plans within three months of approval.

C. In the event of any non-conformity with the approved drawing ref. 221-BAA-20-L00-DP-A-1, then any further measures that are required to achieve conformity shall be carried out. Any required works and validation shall continue until conformity has been achieved and agreed inwriting by the Local Planning Authority.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 16 April 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 permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 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 permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months 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.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.