

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142823/AO/2025
Date registered valid: 20 November 2025
Proposal: Retention of 4no. individual letter signs and 3no. fascia signs.
Address: Upper And Lower Campfield Market Halls, Liverpool Road,
Manchester, M3 4NN
Ward(s): Deansgate Ward

Applicant: Aftab Allied London Campfield Developments Limited
Agent (if any): Phoebe Threlfall Zerum
Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: **Approve**
Date of recommendation: **13 January 2026**

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 8 December 2025

Standard consultations:

Printed: 24 November 2025

Expired: 15 December 2025

Neighbour notifications

Printed: 24 November 2025

Expired: 15 December 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

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Upper Campfield Market and Lower Campfield are a historic market structure constructed together in 1878 and designed by Mancunian firm Mangnall and Littlewoods. The sites were selected for their previous use as open air markets; at the time of completion, they were sited on either side of the (now demolished) St Matthew's Church. At present the lot between the two is occupied by Castlefield House.

Each market hall consists of a cast-iron and wood composition, with glass and slate roofing. Ornamentation is dotted throughout, on wrought iron gates at ground floor, decorative pilasters, upper storey window frames and on roof-level glazing. The buildings scale and uniformity of design is imposing, providing a strong sense of place to the area; the assortment of detailing at the ground floor level provides a sense of visual interest in the street scene and lends the building it's architectural significance.



Upper (right) and Lower (left) Campfield Markets.

Description of area

The Deansgate Castlefield area has a highly busy and commercial nature, Deansgate consists of various Class E uses, consists of bars, restaurants and cafes, a large hotel use (A2) is also present. At Great Bridgewater Street and the nearby St. John's leisure uses inform the area's character. The streets abutting Deansgate, such as Liverpool Road, Tonman Street, Camp Street, and Bridgewater Street are of a largely residential nature; lower density townhouse and single storey apartment buildings, as well as high-density high-rise flats are present in the area. The Grade II Deansgate Station and the Deansgate-Castlefield tram stop are nearby. The area exemplifies the MCC goals of neighbourhoods of choice, representing a legible, walkable, area with a robust network of uses, housing types and sustainable transport modes.

The area is covered by the Conservation Area, which was instated in 1979. Notable historic assets in the area include the Telephone Box at 330 Deansgate (Grade II), Listed Monument, Castlefield Information Centre (Grade II).

Description of development

Advertisement consent is sought for four individual letters signs and three 'fascia' style signs at Lower Campfield; one individual letter sign and one fascia sign is proposed at Upper Campfield.



Example of individual letter sign.



Example of 'fascia' style sign.

Consultations & Notification Responses

Highway Services – No objections. Highways are satisfied that the proposed signage would not have an undue impact on the highways nor the highway users. Conditions were suggested for the control of the illumination levels.

Environmental Health – No objections. Lighting should be selected and installed so to not exceed 300cd/m² in brightness at any time.

Planning History

138377/FO/2023 | Refurbishment and restoration of the former Upper and Lower Campfield Market Halls to create a workspace development comprising offices, a technology incubator hub, recording studios and events spaces (Use Class E(g)/Sui Generis) with ancillary bar, café and events spaces; and retail unit (Use Class E(a)); together with associated cycle parking at Castlefield House. (Approved March 2024)

142823/AO/2025 | Retention of 2no. individual letter signs and 2no. fascia signs. (Approved in conjunction with this application)

142822/AO/2025 | Retention of vinyl for a temporary period of 3 months. (Approved in conjunction with this application)

142793/LO/2025 | Listed Building Consent for the installation of temporary and permanent signage at Upper Campfield Market. (Approved January 2026)

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.

Saved Unitary Development Plan Policy

DC14 Shopfronts and Related Signs

Manchester Core Strategy (2012-2026)

DM1 Development Management

SP1 Spatial Principles

Places for Everyone Joint Development Plan (2022-2039)

JP-P1 Sustainable Places

Other Material Considerations:

Shopfront and Signage Design Guide (2024)

National Planning Policy Framework (2024)

Chapter 12 Achieving well-designed places

Draft National Planning Policy Framework (NPPF) (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Issues

Visual Amenity

The proposed permanent signage consists of three large high-level signs and four entrance signs, to be sited within the entrance recess. All proposed signage consists of high-quality aluminium individual letters thereby meeting the requirements of the Shopfront and Signage Design Guide.

The scale of the signage is not overly dominant on the building's facades. The materiality complements that of the host site and is considered to be the minimum required to identify the site, as is set out in the Shopfront and Signage Design Guide. The recessed entry signs are simple and serve to denote the entry points on the building enhancing the navigability of the site, in accordance with policy JP-P1.

The simple appearance of the signs is therefore within the character of the signage of the surrounding area and effectively reflects the less commercial nature of Liverpool Road, Byrom Street, Barton Street and Lower Byrom Street as well as the high concentration of historic buildings and other Listed assets in the vicinity.

Policy DC14 requires that new advertisements on shopfronts' respect the architectural form of their host buildings, and that signs should 'normally' be positioned at fascia level.

As there is no natural fascia on the buildings, the proposed signage siting takes precedence from historic sign locations. The siting serves to complement the architectural form and details of the façade's without detracting from the steel decoration present at roof level, first floor and ground level of the building.

Public Safety

Illumination levels are proposed at 300 cd/m² and will be maintained with a condition in order to preserve amenity for nearby residents. There are no other public safety concerns associated with this application. The proposal would therefore be compliant with policy DC14 and DM1.

Conclusion

In totality the proposed permanent signage at Upper and Lower Campfield Markets, is cohesive and high-quality. The signage takes precedence from historic siting and serves to identify the premises without harming the character or appearance of the Listed buildings. All signage is considered to be well-considered in its scale, quantum and design, as such the retention would

be acceptable, pursuant to Core Strategy policies DM1 and SP1, Places for Everyone Joint Development Plan policy JP-P1, and saved Unitary Development Plan policy DC14.

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:

Drawing (Permanent): 23-058-SK-10-100 REV B

Drawing (Permanent): 23-071-SK-17-100 REV B

Drawing (Permanent): 23-071-SK-17-101 REV B

Drawing (Permanent): 23-071-SK-17-102 REV B

Drawing (Permanent): 23-071-SK-17-103 REV B

Document: Campfields Signage Design and Access Statement Revision L

All received by the City Council as Local Planning Authority on 7 November 2025.

- 3) 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 policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1, DC18.1, and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

St Mathews, Liverpool Road, Manchester, M3 4NQ
61 Rozel Square, Manchester, M3 4FQ
69 Rozel Square, Manchester, M3 4FQ
65 Rozel Square, Manchester, M3 4FQ
Flat 9, 11 Liverpool Road, Manchester, M3 4NS
Flat 3, 11 Liverpool Road, Manchester, M3 4NS
322 - 330 Deansgate, Manchester, M3 4FN
Flat 2, 2 Southern Street, Manchester, M3 4NJ
Flat 7, 2 Southern Street, Manchester, M3 4NJ
37 Liverpool Road, Manchester, M3 4NQ
23 Porchfield Square, Manchester, M3 4FG
21 Porchfield Square, Manchester, M3 4FG
13 Porchfield Square, Manchester, M3 4FG
5 Porchfield Square, Manchester, M3 4FG
The Ox, 71 Liverpool Road, Manchester, M3 4NQ
57 Rozel Square, Manchester, M3 4FQ
Flat 6, 11 Liverpool Road, Manchester, M3 4NS
Unit 2, 322 - 330 Deansgate, Manchester, M3 4FH
Flat 13, 2 Southern Street, Manchester, M3 4NJ
Flat 4, 2 Southern Street, Manchester, M3 4NJ
Flat 15, 2 Southern Street, Manchester, M3 4NJ
15 Porchfield Square, Manchester, M3 4FG
15A Porchfield Square, Manchester, M3 4FG
Fifth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
7 Porchfield Square, Manchester, M3 4FG
6 Castlefield Mews, Stone Street, Manchester, M3 4NE
55 Rozel Square, Manchester, M3 4FQ
73 Rozel Square, Manchester, M3 4FQ
75 Rozel Square, Manchester, M3 4FQ
Flat 5, 11 Liverpool Road, Manchester, M3 4NS
Dimitris, Units 3-7, 322 - 330 Deansgate, Manchester, M3 4FN
Flat 10, 2 Southern Street, Manchester, M3 4NJ
Flat 8, 11 Liverpool Road, Manchester, M3 4NS
33 Liverpool Road, Manchester, M3 4NQ
23A Porchfield Square, Manchester, M3 4FG
Fourth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
67 Rozel Square, Manchester, M3 4FQ
Flat 14, 2 Southern Street, Manchester, M3 4NJ
First And Second Floors, 29A Liverpool Road, Manchester, M3 4NQ
31 Liverpool Road, Manchester, M3 4NQ
17 Porchfield Square, Manchester, M3 4FG
19 Porchfield Square, Manchester, M3 4FG
11A Porchfield Square, Manchester, M3 4FG
Exhibition Hall, Campfield Market, Liverpool Road, Manchester, M3 3NG
34 Rozel Square, Manchester, M3 4FQ
51 Rozel Square, Manchester, M3 4FQ
59 Rozel Square, Manchester, M3 4FQ
71 Rozel Square, Manchester, M3 4FQ
Flat 2, 11 Liverpool Road, Manchester, M3 4NS

Flat 1, 11 Liverpool Road, Manchester, M3 4NS
332 - 334 Deansgate, Manchester, M3 4LY
Flat 3, 2 Southern Street, Manchester, M3 4NJ
Flat 9, 2 Southern Street, Manchester, M3 4NJ
1 Southern Street, Manchester, M3 4NJ
45 Rozel Square, Manchester, M3 4FQ
19A Porchfield Square, Manchester, M3 4FG
9 Porchfield Square, Manchester, M3 4FG
First Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
41 Liverpool Road, Manchester, M3 4NQ
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
36 Rozel Square, Manchester, M3 4FQ
49 Rozel Square, Manchester, M3 4FQ
Flat 7, 11 Liverpool Road, Manchester, M3 4NS
Don Marco, Unit 1, 322 - 330 Deansgate, Manchester, M3 4FN
Flat 1, 2 Southern Street, Manchester, M3 4NJ
Flat 8, 2 Southern Street, Manchester, M3 4NJ
Flat 12, 2 Southern Street, Manchester, M3 4NJ
17A Porchfield Square, Manchester, M3 4FG
Castlefield House, Liverpool Road, Manchester, M3 4SB
43 Liverpool Road, Manchester, M3 4NQ
39 Liverpool Road, Manchester, M3 4NQ
1 Porchfield Square, Manchester, M3 4FG
1A Porchfield Square, Manchester, M3 4FG
7A Porchfield Square, Manchester, M3 4FG
79 Rozel Square, Manchester, M3 4FQ
77 Rozel Square, Manchester, M3 4FQ
Flat 4, 11 Liverpool Road, Manchester, M3 4NS
Maguires Solicitors, Deansgate, Manchester, M3 4LY
13 - 25 Liverpool Road, Manchester, M3 4NW
Flat 6, 2 Southern Street, Manchester, M3 4NJ
Flat 11, 2 Southern Street, Manchester, M3 4NJ
Cask, 29 Liverpool Road, Manchester, M3 4NQ
29 Liverpool Road, Manchester, M3 4NQ
29A Liverpool Road, Manchester, M3 4NQ
13A Porchfield Square, Manchester, M3 4FG
11 Porchfield Square, Manchester, M3 4FG
Second And Third Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Ground Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
3 Porchfield Square, Manchester, M3 4FG
3A Porchfield Square, Manchester, M3 4FG
5A Porchfield Square, Manchester, M3 4FG
47 Rozel Square, Manchester, M3 4FQ
83 Rozel Square, Manchester, M3 4FQ
53 Rozel Square, Manchester, M3 4FQ
63 Rozel Square, Manchester, M3 4FQ
27 Liverpool Road, Manchester, M3 4NW
Flat 5, 2 Southern Street, Manchester, M3 4NJ
35 Liverpool Road, Manchester, M3 4NQ
21A Porchfield Square, Manchester, M3 4FG
9A Porchfield Square, Manchester, M3 4FG
Campfield Market, Liverpool Road, Manchester, M3 3NG
Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Castlefield Conservation Area 1979

Area Team Boundary - Name: CENTRAL