MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145055/LO/2026
Date registered valid:	23 February 2026
Proposal:	Listed Building Consent for the temporary installation of mural and boundary treatment for a period of 8 months.
Address:	12 Piccadilly, Manchester, M1 3AN
Ward(s):	Piccadilly Ward
Applicant:	Mr Jay Stewart Global Street Art
Agent (if any):	Mr J Stewart Global Street Art
Case officer:	Lea Joseph Tel: 0161 227 3644 Email: lea.joseph@manchester.gov.uk
Recommendation:	**Approve**
Date of recommendation:	**10 April 2026**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 13 March 2026

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 25 February 2026 Expired: 18 March 2026

Site notice
Posted: 13 March 2026 Expired: 4 April 2026

Press advert
Published: 3 March 2026 Expired: 24 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area:

Tree Preservation Order:



12 Piccadilly is a former banking building constructed in 1911 for the Union Bank of Manchester. The original owners name can be seen engraved on the building's *frieze* parapet. The architects, Thomas Worthington and Son, a prominent Manchester-based architecture practice who designed multiple buildings within Manchester City Centre during the 18th Century.

The building was constructed in Portland Stone And designed int the classical style. The site Includes four storeys and an attic. A chamfered corner is present at the Piccadilly elevation. Decorative *aedicules* and balustrade balconies are present on the second storey. Rustication is also present across the façade, finer ornamental detailing is present at chamfered corner.

A now demolished hospital was previously adjacent to the site, but was demolished in

the 19th century. This is evident by the materiality of the render wall that is the subject of the application. It is most likely that this was a party wall, with the vacant land forming part of the wider building's leasehold in the present day. The building's significance was determined exclusively by its external appearance.

Though applications for redevelopment have come forward for the 'core' site, none of come to fruition and the site is presently vacant.

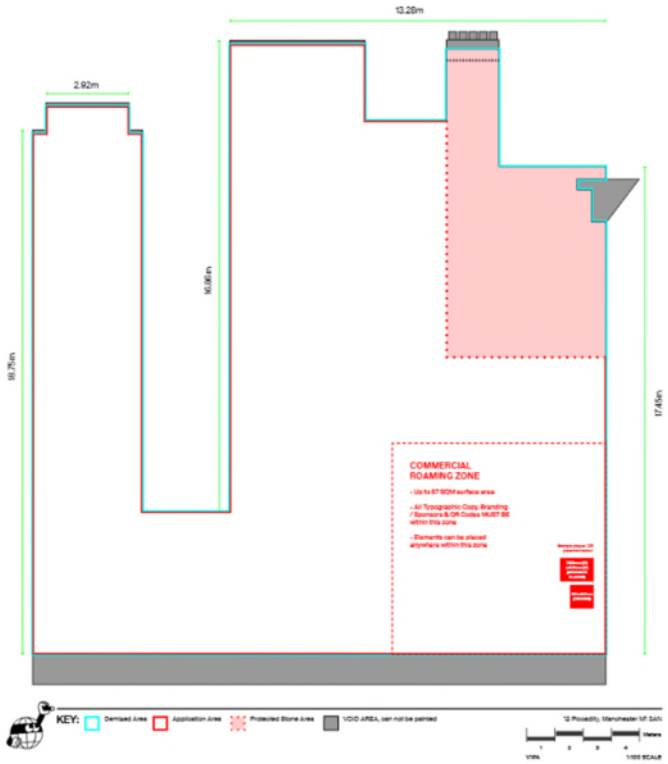
At present, as can be seen in the image above, a 'gap site, sits adjacent to the structure. The site is vacant, and in poor condition.

Description of area

The site is within the Core of the City Centre, in close proximity to Piccadilly Gardens, Piccadilly Rail Station, Kampus, Market Street, and the Northern Quarter. Public houses (Sui Generis), restaurants, corner shops and retail shops (Class E) are present within the area. Hotel uses are also characterise the area (Class C1). No.5-9 Gore Street (Grade II), 107 Piccadilly (Grade II), The Brunswick Hotel (Grade II) and the Grand Hotel (Grade II) are near to the site.

Description of development
Listed Building Consent is sought for an eight-month period for the flexible use of a render wall for advertisement murals. Murals will be applied in conjunction with major sporting events including the Manchester Marathon, and the World Cup.

As part of the application remediation of the existing boundary treatment and security of the application site would also form part of the development.





Planning History

140532/LO/2024 | Listed Building Consent for the painting of a mural for a temporary period of 24 months. (Approved October 2024)

140531/AOH/2024 | Painting of a mural for a temporary period of 24 months. (Approved October 2024)

140873/FO/2024 | Erection of security fencing and gates for a temporary period of 24 months. (Approved October 2024).

Consultations & Notification Responses

Publicity
A notice was posted at the site; letters have also been sent to surrounding businesses and residents; no representations have been received.

Policy

The following policies are relevant to consideration of this application within the development plan:

Places for Everyone Joint Development Plan (2024-2039)
JP-P1 Sustainable Places
JP-P2 Heritage

Manchester Core Strategy (2012-2027)
DM1 Development Management
SP1 Spatial Principles
EN3 Heritage
CC9 Design and Heritage

Unitary Development Plan Policy
DC19 Listed Buildings

Other Material Considerations:

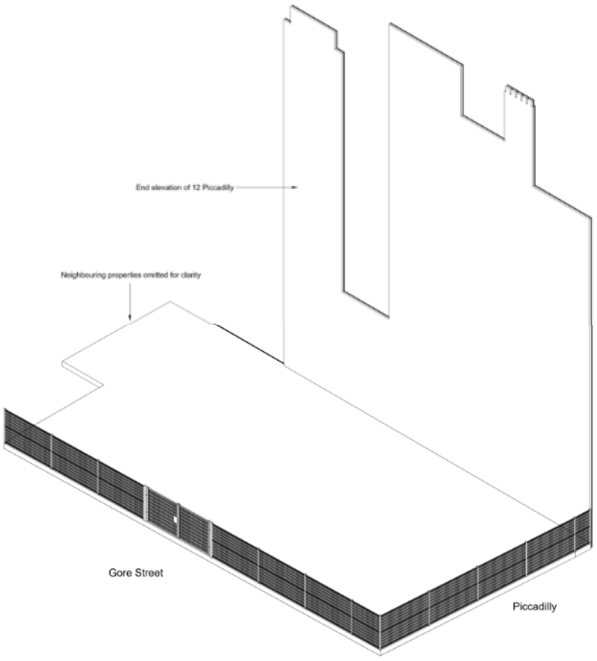
National Planning Policy Framework
Chapter 16 Conserving the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990
Sections 16 and 17

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

Principle of Development

This proposals follows, two previous (2024) consents for similar development at the application site. As with the previous consents, the landlord has given permission for the applicant to paint on the render, provided it is carried out in a sensitive manner and the proposed remediation works at ground level also take place. The advertisement consent on file would cover the eight-month period applied for. Due to a change in the appearance of the proposed murals, a new Listed Building Consent has been sought.

The application site is a large surface that faces Manchester's busiest rail station. As such the proposal would enhance a key view, facing Piccadilly approach, by improving the appearance of the existing wall, which has an aged mural and graffiti, as well as the boundary treatment which consists of temporary fencing (see image of proposed fence).

As a temporary development the proposal would provide a visual uplift to the site during the busy summer period, activating a disused site. The development is therefore considered to be acceptable in principle subject to the considerations below.

Impact on the Character of the Listed Building

Policy CC9 calls for proposals to 'preserve or enhance' City Centre heritage assets, noting attention should be paid to the Centre's existing context and character. Policies EN3 and DC19 sets out the Council will encourage development that takes advantage of 'distinct historic and heritage features'.

The proposed alteration would use traditional large scale painting techniques, in contrast to digital or printed media, the traditional technique would be more sympathetic to the existing historic character of the building. Imagery, while not final, would reference English Sporting Heritage, minimising the incongruity between the appearance of the building and the contents of the advertisements.

The proposed murals would be applied using breathable microporous paints suitable for historic render, moreover, a condition survey would be undertaken prior to painting in order to ensure reinstatement is done correctly at the termination of the temporary period.

JP-P2 requires consideration of heritage significance in development management, with an emphasis on development which would aid 'promotion, enjoyment, understanding and interpretation' of heritage assets.

It should be noted the application building is presently vacant and boarded up, poor quality fencing and overgrown vegetation are also present on the site. Although the site has high-quality historic appearance, particularly when viewed from Piccadilly, this is somewhat diminished by the condition of the site.

The proposal is therefore considered to be a positive addition to the street scape as it would enhance the appearance of the application site by reanimating what is currently dilapidated. As is set out in policy JP-P1 the proposal would be visually stimulating. Enclosure of the site, and remediation of this prominent elevation would aid in the appreciation and enjoyment of the site as a whole. The proposal is therefore considered to be in accordance with policies JP-P1, JP-P2 and SP1.

Remediation at the conclusion of the consent period would consist of repainting the wall in a neutral colour and a condition would be attached for a verification report to be submitted to verify the site's reinstatement. Given these details, the development is considered to be completely reversible.

A limited area of historic brick is present on the render wall; this area would not form part of any advertisement in order to ensure the original stone remains preserved.

The boundary treatment proposed would be surface mounted into the concrete and would touch the render wall without penetrating it. A standard Paladin Mesh Security fence would be used and painted black to minimise the impact on the Listed Asset. The fence does not require fixing to the render wall; posts would be surface mounted into existing modern hard landscaping at the site. There is little risk of penetration into the building foundation as very limited areas of the proposed fence would be next to the building. In order to ensure no harm is caused to the original foundation or render, a condition prohibiting below ground penetrations or wall fixing of fencing posts would be attached to this approval. Within these constraints the proposed boundary treatment is therefore considered to be a reversible alteration and is therefore acceptable under policies JP-P2 and DC19.

In line with paragraph 208 of the National Planning Policy Framework, the proposed development must be assessed for potential harm to the significance of the Grade II Listed Asset.

Given that the development is a reversible alteration, for a temporary period, on a party wall the proposals would result in a low level of a less than substantial harm to the asset and in accordance with section 215 of the NPPF, the harm must be weighed against the proposal's public benefits.

At present when viewed from Chatham Street and from the West of the site, the site appears as an 'eye sore'. The poor quality of the existing boundary treatment, and graffiti on site detract from the design and appearance of the historic asset. In light of this, it is considered that an appropriate intervention could provide a visual uplift to the site, which is seen by thousands of Piccadilly Rail passengers and other pedestrians each day. The development is therefore considered to be an acceptable 'meanwhile' intervention with a moderate public benefit.

Conclusion

Taking into consideration the details discussed above, the proposed development is considered to create a low level of less than substantial harm to the heritage asset which would be outweighed by the public benefits. The interventions proposed on the structure would be wholly reversible and would create visual interest at a site that is presently derelict. The methods for application and removal of paint are considered to be appropriate as us required by the National Planning Policy Framework Chapter 16, the Saved Unitary Development plan policy DC19, Core Strategy policies DM1, SP1, EN3, CC9, Places for Everyone policies JP-P1, JP-P2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 polices 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

Article 35 Declaration
In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

Condition(s) to be attached to decision for approval

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 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 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 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 in writing 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.

Appendix 1 – List of consultees & neighbours notified

Starbucks At, Malmaison, Piccadilly, Manchester, M1 3AQ
Flat At, 12 Gore Street, Manchester, M1 3AQ
7 Chatham Street, Manchester, M1 3AY
The Manchester Abode Ltd, 107 Piccadilly, Manchester, M1 2DB
Malmaison, Piccadilly, Manchester, M1 3AQ
12 Gore Street, Manchester, M1 3AQ

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL