MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

BT Telecommunications PLC
1 Braham Street
London
E1 8EE

Agent (if used)

Tom Hayes
Dalcour Maclaren
82 King Street
Manchester
M2 4WQ

Part 1 – Particulars of the application/development

Proposal: Installation of digital LED totem.

Location: Opposite No. 60 Sackville Street, Manchester, M1 3BU

Date of application: 30 September 2025

Application number: 144124/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Refused** in accordance with the application and plans submitted for the reason(s) listed below.

Article 35 Declaration

The applicant has also been made aware of concerns during the course of this application and that the Council have the view that no amendments to the proposal would overcome these concerns. The application has been determined in timely manner and against the relevant policies of the Development Plan.

Reason(s) for decision

1) The proposed totem would by virtue of its siting, scale, design, materiality and appearance would result in an overly dominant and obtrusive item of street clutter awkwardly sited along the footway in a prominent and highly visible location in the city centre. This would form clutter with other street furniture in areas of the city centre where significant efforts to declutter the streetscape, rationalise existing street furniture, and investments to improve the public realm and place making and pedestrian experience have been made. The proposal would also impact on the setting of the Grade II Listed Institute of Science and Technology Building (Sackville Building) and the Whitworth conservation area. The totem would be read as a dark, modern and incongruous structure in the foreground of the highly decorative and red brick facade of the Sackville Building forming an unduly harmful juxtaposition and low-quality addition to

the setting of the listed building and the character of the conservation area. The proposal would result in less than substantial harm to the significance of the designated assets and the required public benefits do not exist to outweigh the harm identified. The proposed totem would therefore be contrary to Places for Everyone Policies JP-C5, JP-P1 and JP-P2 and Core Strategy Policies SP1, CC9, EN1, EN3 and DM1 , saved UDP policies DC18, DC19 and DC22; Streets for All, Sections 66(1) and 72(1) of the Listed Buildings and Conservation Areas Act 1990; and guidance contained in Sections 12 and 16 of the National Planning Policy Framework.

Date: 26 November 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates only to that required under the Town and Country Planning 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, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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/appeal-planning-decision. 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.