

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142793/LO/2025

Date registered valid: 20 November 2025

Proposal: Listed building consent for installation of various temporary and permanent signage.

Address: Upper Campfield Market Hall, 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: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 8 December 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 24 November 2025

Expired: 15 December 2025

Site notice

Posted: 8 December 2025 Expired: 31 December 2025

Press advert

Published: 2 December 2025

Expired: 23 December 2025

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 is a historic market structure constructed alongside Lower Campfield Hall in 1878 and designed by Mancunian firm Mangnall and Littlewood. 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.

Each market hall consisted 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 Campfield Hall functioned as a market hall for the duration of its period of occupancy, including as a space for hire for craft shows into the modern period. While the Lower Campfield Hall formed part of the Museum of the Science and Industry for over three decades, the Upper Market Hall had more transient occupancy of retail and leisure uses.



Upper Campfield Market c. 1910. Credit: Manchester Archives.



Scheduled Roman Fort Monument in the foreground, Upper Campfield Hall in the background c.1980-1900. Credit: Manchester Archives



Upper Campfield Market in the present.

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

Listed building consent is sought for the installation of temporary and permanent signage. Small vinyl signage has been applied across all four building façades. No. 1 permanent fascia sign, no 2. Temporary door guard signs and a no.1 temporary vinyl door sign are also in situ.. All permanent signage is illuminated; all temporary signage is non illuminated.



Temporary door vinyl at Barton Street.



Permanent fascia, temporary vinyl and above door signage at Liverpool Road.

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 vinyls 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)

Consultations & Notification Responses

Publicity

A site notice has been posted. Letters have been sent to neighbouring businesses and residents; no representations have been received.

Policy

Unitary Development Plan Policies

DC18 Conservation Areas

DC19 Listed Buildings

Manchester Core Strategy (2012-2027)

DM1 Development Management

Places for Everyone Joint Development Plan

Other Material Considerations:

National Planning Policy Framework (2024)

Chapter 16 Conserving and enhancing the historic environment

Planning (Listed Building and Conservation Areas) Act 1990

Sections 16 and 66

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

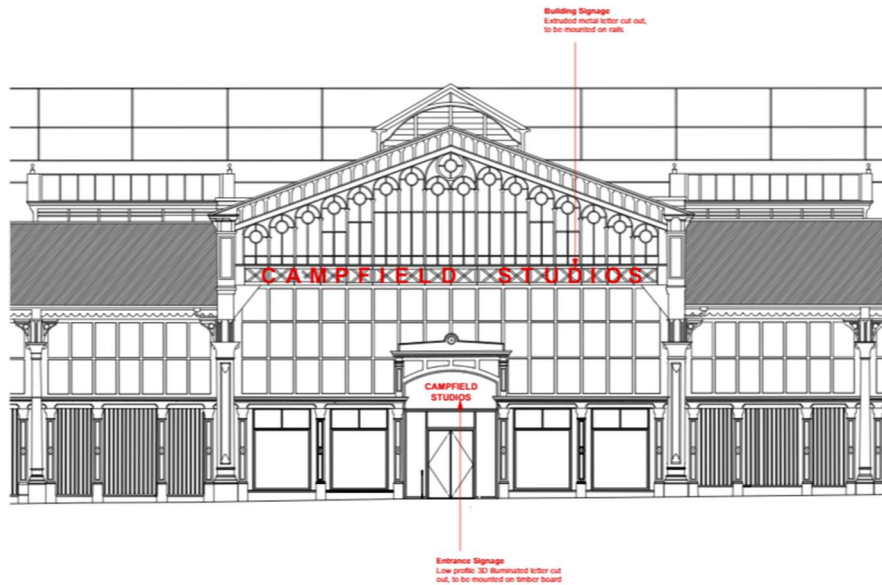
Planning permission is sought for the installation of signage in order to facilitate a new use at Lower Campfield Market, in conjunction with uses at Upper Campfield Market and Castlefield House. The scheme, approved in 2024 (138377/FO/2023), puts two major, distinctive heritage assets back into use. The mixed-use nature of the scheme is robust and constitutes an exciting addition to the amenity offer of the area. As such the proposed installation of signage is acceptable in principle, subject to the considerations detailed below.

Issues

Impact on the character of the Listed Building and Conservation Area

The application pertains to advertisements to be sited on external facades on the Liverpool Road, and Barton Street elevations of the site.

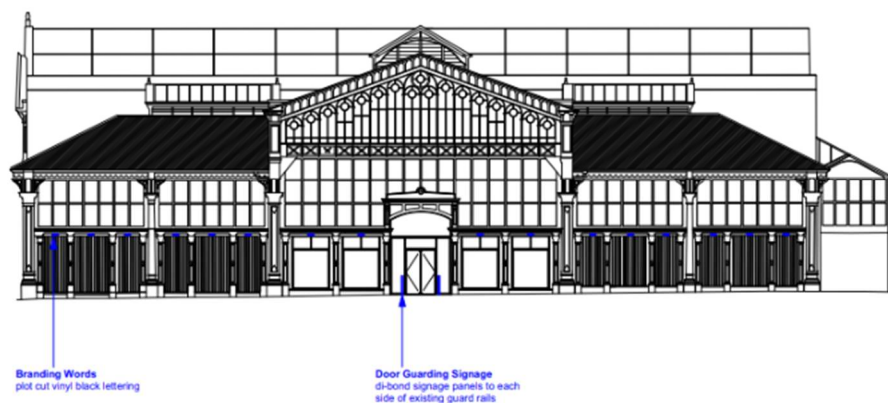
Policy DC18 and DC19 require that proposed alterations to Listed Buildings do not harm their architectural or historic character, consider the relationship between new and existing features, and 'preserve and enhance' their setting. Policy EN3 requires that new developments 'complement' and 'take advantage' of the distinctiveness of heritage buildings.



The large fascia signs proposed consist of non-illuminated individual letters, with a minimalistic appearance that is not considered to negatively contrast with the original gables, railing, glazing and details present on the façade. The scale of the signage is 5.18m in length by 0.5m in height.

All permanent signage is composed of brushed stainless steel, lending a high-quality appearance to the Listed Asset and matching the materiality of the facade. The above the door signage consist of individual stainless-steel letters, with concealed wiring sited on a backing tray.

Given the high-quality appearance and materiality, the accordance with the site's existing architectural significance and design the proposed permanent signage is considered to be acceptable pursuant to policies DC18, DC19 and EN3.



Proposed temporary signage at this market would consist of small vinyl lettering applied to all bays to denote the building's new uses. At the Liverpool Road elevation, door guardrails will have temporary panel signs made of aluminium composite, to be sited in existing non-original guardrails. Finally at the Barton Street elevation a vinyl would be applied to an entry door.

Vinyl is not a signage type that we would support permanently installing on a building within the City Centre, but the long period of vacancy of the market hall and temporary, fully reversible nature of the signage is considered to be acceptable on a temporary basis only.

In light of the above, the temporary signage proposed and in situ is considered to be acceptable pursuant to policies DC18, DC19 and EN3.

Chapter 16 of the National Planning Policy Framework requires that development impacting heritage assets are assessed by potential harm caused to the asset and the public benefit of said harm.

The proposed installation of permanent and temporary signage would constitute reversible alteration to the historic asset. The advertisements would support the new uses of the buildings, which were previously vacant. There is a considerable benefit to the ongoing use of a large, heritage asset that contributes greatly to the area's overall character and sense of place, further the mixed-use nature of the asset gives it a broad range of possible users thereby increasing it's public benefit.

In consideration of the above, the proposal constitutes a low level of less than substantial harm to the heritage asset. The appearance and siting of signage is sympathetic and minimal, no elements of architectural significance would be adversely impacted therefore, on balance the low level of harm is outweighed by the public benefit of the proposal. On this basis, the proposal is considered to meet the statutory tests as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and Chapter 16 of the National Planning Policy Framework.

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

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 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.

- 3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

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

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

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

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

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

Document: Campfields Signage Design and Access Statement Revision L

All received by the City Council as Local Planning Authority on 12 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.

Appendix 1 – List of consultees & neighbours notified

Second And Third Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Dimitris, Units 3-7, 322 - 330 Deansgate, Manchester, M3 4FN
First And Second Floors, 29A Liverpool Road, Manchester, M3 4NQ
Exhibition Hall, Campfield Market, Liverpool Road, Manchester, M3 3NG
Cask, 29 Liverpool Road, Manchester, M3 4NQ
29A Liverpool Road, Manchester, M3 4NQ
Maguires Solicitors, Deansgate, Manchester, M3 4LY
Fifth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Fourth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
First Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Ground Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
332 - 334 Deansgate, Manchester, M3 4LY
Campfield Market, Liverpool Road, Manchester, M3 3NG
29 Liverpool Road, Manchester, M3 4NQ
Castlefield House, Liverpool Road, Manchester, M3 4SB
13 - 25 Liverpool Road, Manchester, M3 4NW
1 Southern Street, Manchester, M3 4NJ
Flat 9, 11 Liverpool Road, Manchester, M3 4NS
Flat 8, 11 Liverpool Road, Manchester, M3 4NS
Flat 7, 11 Liverpool Road, Manchester, M3 4NS
Flat 6, 11 Liverpool Road, Manchester, M3 4NS
Flat 5, 11 Liverpool Road, Manchester, M3 4NS
Flat 4, 11 Liverpool Road, Manchester, M3 4NS
Flat 3, 11 Liverpool Road, Manchester, M3 4NS
Flat 2, 11 Liverpool Road, Manchester, M3 4NS
Flat 1, 11 Liverpool Road, Manchester, M3 4NS
Flat 15, 2 Southern Street, Manchester, M3 4NJ
Flat 13, 2 Southern Street, Manchester, M3 4NJ
Flat 10, 2 Southern Street, Manchester, M3 4NJ
Flat 7, 2 Southern Street, Manchester, M3 4NJ
Flat 4, 2 Southern Street, Manchester, M3 4NJ
Flat 1, 2 Southern Street, Manchester, M3 4NJ
5A Porchfield Square, Manchester, M3 4FG
33 Liverpool Road, Manchester, M3 4NQ
17 Porchfield Square, Manchester, M3 4FG
9 Porchfield Square, Manchester, M3 4FG
7 Porchfield Square, Manchester, M3 4FG
322 - 330 Deansgate, Manchester, M3 4FN
310 Deansgate, Manchester, M3 4HE
Flat 14, 2 Southern Street, Manchester, M3 4NJ
Flat 12, 2 Southern Street, Manchester, M3 4NJ
Flat 11, 2 Southern Street, Manchester, M3 4NJ
Flat 9, 2 Southern Street, Manchester, M3 4NJ
Flat 8, 2 Southern Street, Manchester, M3 4NJ
Flat 6, 2 Southern Street, Manchester, M3 4NJ
Flat 5, 2 Southern Street, Manchester, M3 4NJ
Flat 3, 2 Southern Street, Manchester, M3 4NJ
Flat 2, 2 Southern Street, Manchester, M3 4NJ
Unit 2, 322 - 330 Deansgate, Manchester, M3 4FH
Don Marco, Unit 1, 322 - 330 Deansgate, Manchester, M3 4FN

15 Porchfield Square, Manchester, M3 4FG
13 Porchfield Square, Manchester, M3 4FG
11 Porchfield Square, Manchester, M3 4FG
1 Porchfield Square, Manchester, M3 4FG
9A Porchfield Square, Manchester, M3 4FG
5 Porchfield Square, Manchester, M3 4FG
3 Porchfield Square, Manchester, M3 4FG
7A Porchfield Square, Manchester, M3 4FG
3A Porchfield Square, Manchester, M3 4FG
21A Porchfield Square, Manchester, M3 4FG
19A Porchfield Square, Manchester, M3 4FG
17A Porchfield Square, Manchester, M3 4FG
15A Porchfield Square, Manchester, M3 4FG
13A Porchfield Square, Manchester, M3 4FG
11A Porchfield Square, Manchester, M3 4FG
21 Porchfield Square, Manchester, M3 4FG
19 Porchfield Square, Manchester, M3 4FG
1A Porchfield Square, Manchester, M3 4FG
27 Liverpool Road, Manchester, M3 4NW
31 Liverpool Road, Manchester, M3 4NQ

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