MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144540/FO/2025
Date registered valid:	17 November 2025
Proposal:	Installation of LED lighting to underside of fascia, and LED downlighters to soffit.
Address:	477 Hyde Road, Manchester, M12 5FL
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Mr Oliver Fraser, Fraser Capital Management Ltd
Agent (if any):	Mr Scott Smith GIA Ltd
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	8 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 December 2025

Standard consultations:
Printed: 28 November 2025 Expired: 19 December 2025

Neighbour notifications
Printed: 28 November 2025 Expired: 19 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: No

Tree Preservation Order: No

Description of area

This application relates to an existing bingo hall. It is a two storey detached building that is elevated and separated from the adjacent highway by a sloping and landscaped embankment. The building presents elevations to Pottery Lane (west), Great Jones Street (north) and Hyde Road (south). The eastern elevation is presented to a large car parking area. The area is characterised by vehicular activity along Pottery Lane and Hyde Road. Commercial uses are located along the adjacent section of Hyde Road, including a hotel. A fire station is located to the north of the site. The remaining surrounding area predominantly comprises residential uses.

The building incorporates a pitched roofscape with projecting canopies and flat roof extension (incorporating signage) define the intersection of the western and southern elevations. The elevations comprise red/orange brick punctuated by light grey panels at first floor level. At ground floor level, projecting eaves are defined by blue fascia detailing. Projecting signage structures are located on the western and eastern elevation. Existing signage is located at first floor level on the northern elevation.


CLUB3000
Bingo










Fig.1 – Views of the application site

Description of development

The proposed development involves:

i. The installation of LED illuminated strip lighting with a purple colour treatment to perimeter of the eaves on all external elevations of the building. The agent has confirmed that strip lighting would have luminance levels of 39 lumens per metre and light dispersal of 250 mm.

ii. The installation of LED downlighters to soffits forming the exposed underside of the overhanging eaves. Downlighters would be installed to each elevation of the building (as shown in Fig.3).

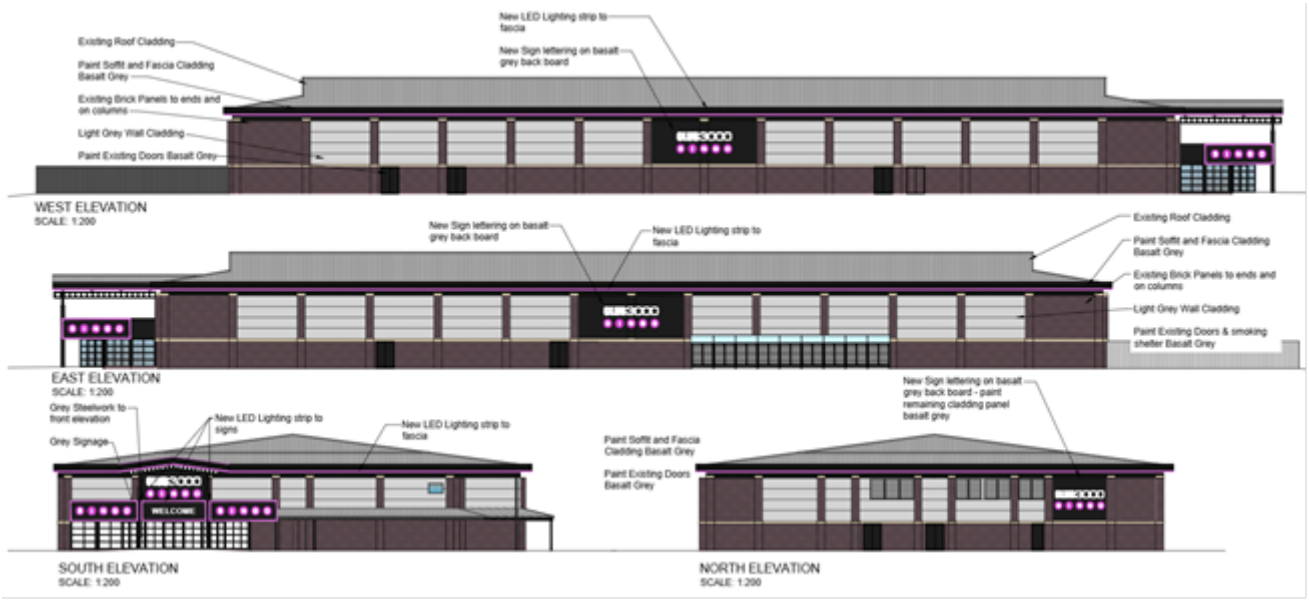


Fig.2- Proposed elevations

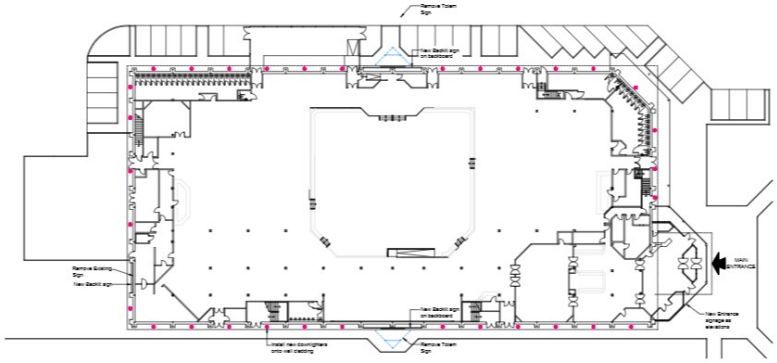


Fig.3 – Proposed position (red dots)

The applicaton property is the subject of the following related planning application:

144541/AO/2025 - Installation of internally illuminated signage to four elevations and replacement signage to front entrance

Site history

i. 099669/FO/2012/N2: Approved - 10.09.2012
Mecca Bingo Ltd , 477 Hyde Road, Gorton, Manchester, M12 5FL
Extension to existing smoking shelter, including the provision of gaming machines within the shelter and installation of 2 no. new door canopies

ii. 082315/FO/2007/N2: Approved - 24.05.2007
Mecca Bingo, Hyde Road, Gorton, Manchester, M12 5FL
Retrospective permission for the erection of freestanding smoking shelter

iii. 049051/AO/CENTL2/95: Approved - 19.01.1996
Mecca Social Club, Hyde Road/Birch Street, Ardwick.
Various illuminated name boxes and individual letter signs on 4no.elevations

iv. 050111/FO/CENTL2/96: Approved - 09.07.1996
Mecca Bingo and Social Club, Corner of Hyde Road/Pottery, Lane Relief Road, Gorton.
Construction of roll down louvre security shutters to existing building

v. 046602/FO/CENTL2/94: Approved - 01.02.1995
Land on north east corner of junction of Hyde Road and Intermediate Ring Road, West, Gorton.
Construction of proposed bingo club with associated car parking

vi. 044826/OO/CENTL2/93: Approved - 31.05.1994
Land at the N.E corner of junction of Hyde Road and Intermediate Ring Road, Gorton.
Erection of a bingo club with associated car parking

Consultations & Notification Responses

Local residents and businesses – No comments received.

Highway Services – The following comments have been received:

i. There are no proposed changes to the current parking arrangements.
ii. The vehicular and pedestrian access points will remain as existing.

iii. Signage will not project over the adopted highway network and, therefore, a projection over license will not be required. The signs comply with headroom and carriageway clearance requirements. Signage luminance is static and confirmed as not exceeding 500cd/m2 which is acceptable to Highways.
iv. Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, if there would be an impact on the highway.

Environmental Health – Recommend a condition to manage glare and lighting overspill on to neighbouring properties.

Issues

National Planning Policy Framework Plan-making and national decision-making policies December 2025 - The above draft document is the subject of public consultation, which expires on 10 March 2026. Notwithstanding the above, this emerging guidance is material to consideration of the proposed development.
The Framework re-affirms that the planning system has the following objectives (paragraph 16):

a. An economic objective
b. A social objective –health, social and cultural well-being; and
c. An environmental objective.

Paragraph 17 states these objectives are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so, should take local circumstances into account, to reflect the character, needs and opportunities of each area.
As well as setting out the procedural policies relating to plan making (including strategic planning and new local plans) and decision making, the draft NPPF sets out objectives, policies for plan making and policies for decision making across key policy areas in a clearer and more rules-based way.

The following chapter is relevant to the proposed development:

Chapter 14.Achieving well-designed places

Policy DP3: Key principles for well-designed places – States that proposals respond to their context and create well-designed places. The following key principles are relevant to the assessment of the proposals:

• Context: The proposed design should respond to the history, character and features of the site and its setting, so that it integrates into and enhances its surroundings.
• Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride.

It is considered that the proposed lighting would be related to the configuration of the existing building and relates appropriately to its context. The objectives of Chapter 14 would thereby be accorded with.

Reference is also made to Chapter 12 of the current NPPF, which was most recently revised on 12 December 2024

Chapter 12. Achieving well-designed places - States that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. It further states that: 'permission should be refused for

development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. In this case, the proposed lighting signage would appropriately the characteristics of the host building and its context. The objectives of Chapter 12 and draft Chapter 14 and thereby would thereby be accorded with.

The Places for Everyone Plan - The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'. The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone. The first Council meetings to approve the plan will be Salford and Wigan (28 February). The plan was considered at the Full Council meeting in Manchester on 20 March 2024 and was subsequently approved on 21st March 2024. Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance. The following policies are relevant and would not be accorded with for the reasons outline in this report:

i. Policy JP-P1 (Sustainable places) - The proposal would accord with the objective of respecting the character and identity of the host building and its locality.

ii. Policy JP-P6 (Health) - The proposal for the reasons outlined in this report, including related conditions, would not result in undue harm to the amenities of the locality.

iii. Policy JP-S1 (Sustainable development) – As stated the proposal would aid the on-going sustained operation of the existing business. The installation of the lighting would not unduly harm the character and appearance of the streetscene. It would also help to deliver social and economic benefits by aiding the sustained operation of the related business. Policy JP-S1 would therefore, be positively responded to.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 (`the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:
a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The appearance and specification of the proposed lighting would not unduly affect the relationship of the building to the streetscene, including residential uses. The proposed lighting would also aid the sustained operation of the development. Policy SP1 would thereby be accorded with.

Policy EN 1 Design Principles and Strategic Character Areas – Discusses the importance of that design to the character of the surrounding area. The proposed signage display would have some visual impact on the surrounding streetscene. However, the proposed lighting would be appropriately related to the architectural characteristics of the existing building. The proposed illumination levels would be managed by conditions. The proposed lighting would thereby be appropriately related to policy EN1.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues:

a. Appropriate siting, layout, scale, form, massing, materials and detail;
b. Impact on the character of the surrounding areas in terms of the design, scale and appearance;
c. Effects on amenity;
d. Design for health.

For the reasons previously set out above, it is considered that the proposed signage would be satisfactorily related to policy DM1, as it would not unduly harm affect the character of the streetscene. Given the separation of the site from neighbouring housing, it is not considered that the proposal would cause significant harm to residential amenity. Policy DM1 would thereby be appropriately accorded with.

Unitary Development Plan saved policies - The following saved policies of the UDP are considered to be relevant:

Policy E3.3 (Upgrade the appearance of radial and orbital routes) - This policy (E3.3) is relevant given the views of the site from Pottery Lane and Hyde Road, which are major radial routes to and from the City Centre. It is considered that the lighting would not adversely affect the streetscape along Pottery Lane and Hyde Road. The display area of signage would reflect the existing characteristics of the building. Policy E3.3 would thereby be accorded with.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning engaged with the applicant. In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal would thereby be acceptable and has been determined within a timely manner.

Principle – The proposed lighting would be appropriately related to the configuration of the application property and would enhance its architectural features. The operation of the lighting would be managed by conditions. The principle of the development is therefore considered to be acceptable.

Highways Issues - No objections have been received from Highways as no public safety issues would arise. Any light spill from the signage would be contained within the site and would not unduly impact upon neighbouring houses and/or the adjacent street. Any emerging issue relating to glare from lighting would be managed through condition. Informatives have been included regarding permission requirements for works affecting the highways during the signage installation period.

Residential amenity – The proposed downlighting has been designed to illuminate the external elevations of the building. Space around the building would reduce any potential undue impact on neighbouring housing. Strip lighting would have luminance levels of 39 lumens per metre and light dispersal of 250 mm. It considered hat the proposed illumination levels would be proportionate and contamination within the application site (to prevent undue harm to the streetscene and residential amenity). Proposed illumination would be managed by condition. A further condition has been included to manage the future operation of the lighting and address any issues arising from undue light spillage.

Flood risk – The site is in Flood Zone 1 and susceptible to surface water flooding. However, given the nature of the proposed development and the absence ground works, the development would not result in additional flood risk or introduce additional drainage requirements.

Conclusion – On balance the proposed lighting would be acceptable.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal would thereby be acceptable and has been determined within a timely manner.

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority on 17 November 2025:

Application forms for the display of advertisements
Location plan Ref: 2924-01/100
Proposed site layout Ref: 2924-02/102
Proposed elevations Ref: 2924-02/104 (excluding photo-montage)
Signage details [proposed] Ref: 2024-02/105

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 for the City of Manchester.

3) The illumination to the LED strip lighting hereby approved shall not exceed luminance levels of 39 lumens per metre and light dispersal of 250 mm as confirmed in the GIA email received by the City Council as local planning authority on 8 January 2026.

Reason - In the interests of the visual amenities of the area pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policies E3.3 and DC14 of the Unitary Development Plan.

4) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informative

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

2) The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

51 Lawnswood Road, Manchester, M12 5UA

49 Lawnswood Road, Manchester, M12 5UA
47 Lawnswood Road, Manchester, M12 5UA
45 Lawnswood Road, Manchester, M12 5UA
43 Lawnswood Road, Manchester, M12 5UA
41 Lawnswood Road, Manchester, M12 5UA
39 Lawnswood Road, Manchester, M12 5UA
48 Lawnswood Road, Manchester, M12 5UB
36 Abbotsbury Close, Manchester, M12 5EQ
40 Abbotsbury Close, Manchester, M12 5EQ
50 Lawnswood Road, Manchester, M12 5UB
521 - 523 Hyde Road, Manchester, M12 5FL
Imperial Inn, 9 Birch Street, Manchester, M12 5NT
23 Abbotsbury Close, Manchester, M12 5EQ
21 Abbotsbury Close, Manchester, M12 5EQ
Flat At, Travellers Call, 521 - 523 Hyde Road, Manchester, M12 5FL
42 Lawnswood Road, Manchester, M12 5UB
40 Lawnswood Road, Manchester, M12 5UB
38 Lawnswood Road, Manchester, M12 5UB
36 Lawnswood Road, Manchester, M12 5UB
44 Lawnswood Road, Manchester, M12 5UB
46 Lawnswood Road, Manchester, M12 5UB
British Car Auction Manchester, 390 Hyde Road, Manchester, M12 4BD
14 Radbourne Close, Manchester, M12 5EP
52 Lawnswood Road, Manchester, M12 5UB
Flat At, Imperial Inn, 9 Birch Street, Manchester, M12 5HF
8 Stonehurst Close, Manchester, M12 5HR
9 Grendon Walk, Manchester, M12 5HF
3 Grendon Walk, Manchester, M12 5HF
19 Abbotsbury Close, Manchester, M12 5EQ
12 Radbourne Close, Manchester, M12 5EP
10 Radbourne Close, Manchester, M12 5EP
54 Lawnswood Road, Manchester, M12 5UB
Gorton Fire Station, 2 Feltham Street, Manchester, M12 1ZZ
56 Lawnswood Road, Manchester, M12 5UB
58 Lawnswood Road, Manchester, M12 5UB
60 Lawnswood Road, Manchester, M12 5UB
62 Lawnswood Road, Manchester, M12 5UB
64 Lawnswood Road, Manchester, M12 5UB
545 Hyde Road, Manchester, M12 5NQ
541 - 543 Hyde Road, Manchester, M12 5NQ
7 Grendon Walk, Manchester, M12 5HF
5 Grendon Walk, Manchester, M12 5HF
1 Grendon Walk, Manchester, M12 5HF
527 - 529 Hyde Road, Manchester, M12 5FL
519 Hyde Road, Manchester, M12 5FL
6 Stonehurst Close, Manchester, M12 5HR
4 Stonehurst Close, Manchester, M12 5HR
40 Birch Street, Manchester, M12 5NT
38 Birch Street, Manchester, M12 5NT
48 Birch Street, Manchester, M12 5NT
46 Birch Street, Manchester, M12 5NT
44 Birch Street, Manchester, M12 5NT
42 Birch Street, Manchester, M12 5NT
2 Stonehurst Close, Manchester, M12 5HR

38 Abbotsbury Close, Manchester, M12 5EQ

Appendix 2 – Planning constraints

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA