MANCHESTER CITY COUNCIL

Town & Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended)

Refusal of Advertisement Consent

Applicant

Mr Cody Hodkinson
University of Manchester Students' Union
Oxford Road
Manchester
M13 9PR

Agent (if used)

Part 1 – Particulars of the application

Proposal: External alteration for installation of 1no. fascia sign and window vinyls.

Location: 320 - 322 Oxford Road, Manchester, M13 9NG

Date of application: 4 November 2025

Application number: 144442/AO/2025

Part 2 – Particulars of decision

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

Reason(s) for decision

1) The 1no. vinyl fascia sign and 2no. window vinyl would, by virtue of their siting, scale, design, materiality and appearance, detract from the appearance of the building and form a low-quality form of signage to the detriment of visual amenity. The proposal would also result in an unduly harmful impact on the setting of the Grade II listed Royal Eye Hospital through the further erosion of the application building's commercial frontage.

The proposed advertisements would therefore be contrary to the Town and Country Planning (Control of Advertisements) Regulations 2007; Section 66 of the Listed Building and Conservation Areas Act 1990; Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy Policies SP1, CC9, EN1, EN3, and DM1; saved UDP Policies DC14 and DC19; Sections 12 and 16 of the National Planning Policy; as well as guidance contained within the Council's Shopfront and Signage Design Guide.

Date: 22 December 2025

Signed: 

Julie Roscoe
Director of Planning
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision refers only to that required under the Town and Country (Control of Advertisements) (England) Regulations 2007 (as amended) 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 consent, or to grant consent subject to conditions, they may appeal to the Secretary of State in accordance with section 78 and 79 of the Act as amended by the Regulations within eight weeks of the date of the notice of the decision.

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/planning-inspectorate. 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.