

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144379/AO/2025

Date registered valid: 28 October 2025

Proposal: Installation of 1no. internally illuminated fascia sign, and 1no. internally illuminated projecting sign

Address: 58 Mosley Street, Manchester, M2 3HZ

Ward(s): Deansgate Ward

Applicant: Mr Ed Ireland Costa Coffee Ltd

Agent (if any): Mr Joe James Sea Design Group

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 December 2025

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 3 November 2025 Expired: 24 November 2025

Neighbour notifications

Printed: 12 November 2025 Expired: 3 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: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order: Not applicable

This application relates to a building at 58 Mosley Street which is a 7 storey building that is currently in use as offices (Use Class E), with some retail units to the ground floor.

The building is bounded by Mosley Street, Booth Street, West Mosley Street and Spring Gardens. It is a modern building constructed following the demolition of Eagle Star House in 2005. The building is constructed of stone with large areas of glazing and black Brise Soleil fins and frames. The upper floors overhang the pavement.

The building is not listed but is situated in the Upper King Street Conservation Area and there are Grade I, II* and Grade II listed buildings surrounding it including the Grade I Listed Manchester Art Gallery and the Grade II* 38 Mosley Street.

Description of development

Advertisement consent is sought for the installation of 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign.

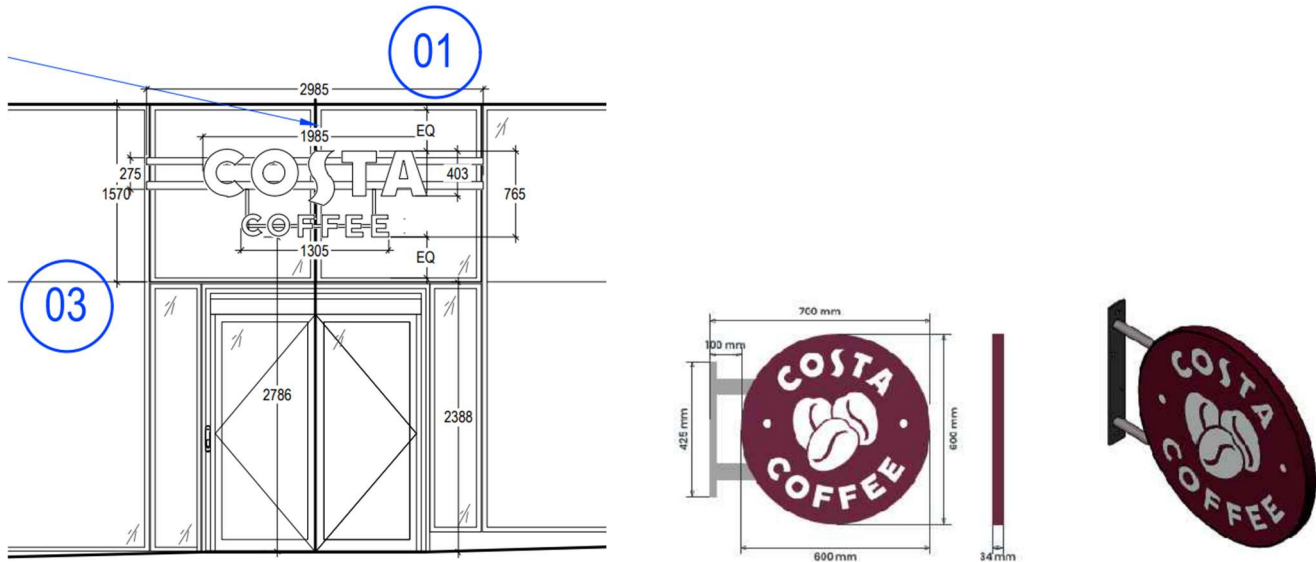


Figure 2 – Proposed fascia sign and projection sign

The fascia sign would be individual letters attached to a rail and the projection sign would have a depth of 34mm.

Consultations & Notification Responses

Publicity – Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Environmental Health - no objections subject to condition requested to limit illuminance of signs to maximum of 300cd/m².

Highways – Clarification is sought for the luminance of the signs as shall not exceed 600 cd/m² to impact on highway users.

If signage extends over the adopted highway in excess of 350mm then a Projection Over License will be required.

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

The Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

(a)the provisions of the development plan, so far as they are material; and (b)any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—

(a)factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b)factors relevant to public safety include —

(i)the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(ii)whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

(iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed.

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC14 – Shop Fronts and Related Signs

Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-P1 - Sustainable Places
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Issues

Amenity

The original proposal included a fascia panel, and the scheme was amended.

The proposed signage would be individual letters attached to a rail and fixed to the existing glass panel. The rail would be spray painted in dark red to match colour of the letters to the sign. This is welcomed as it would minimise any visual impact of the rail when viewed within the street scene.

The projection sign is small in scale and would have a depth of 34mm. The slim appearance is considered to it blend with the modern ground floor shopfront and would align with the proposed fascia signage.

Public Safety

The projection sign and fascia sign would be sited at high level and would not obstruct pedestrian movement along Mosley Street.

Whilst no specific concerns were raised regarding public safety, it is noted that the signage was installed prior to the formal advertisement consent has been granted. In the interest of public safety, Transport for Greater Manchester would have requested a construction management plan for the installation of the signage to avoid any impact or harm to users of the adjacent tram line.

The applicant agreed to reduce the luminance levels of the signage and in line with the Council's Environmental Health Officer's comments, there would be a condition restricting the maximum luminance level of the signage to 300cd/m².

Given the sign projects over the adopted highway by more than 350mm, a Projection Over License is required.

The signs therefore are not considered to result in any harm to the users of the highway network or to the amenity of nearby occupiers.

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

Condition(s) to be attached to decision for approval

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

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

- Proposed Elevation, Sections and Layout Plans: 250271/ADV REV B

Received by the Local Planning Authority on the 28 November 2025

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 and the National Planning Policy Framework.

3) The maximum luminance of the signage hereby approved shall not exceed 300 cd/m² in brightness at any time.

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1 and DC18.1 of the Unitary Development Plan for the City of Manchester.

Informative

If the signage extends over the adopted highway in excess of 350mm then a Projection Over License will be required. This is to be funded at the applicant's expense and is obtainable via Contact Manchester on 0161 234 5004.

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

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

Fifth Floor, 75 Mosley Street, Manchester, M2 3HR
Kissaten, 58 Mosley Street, Manchester, M2 3HZ
Seventh Floor, 75 Mosley Street, Manchester, M2 3HR
First And Second Floor, 58 Mosley Street, Manchester, M2 3HZ
3 Nicholas Street, Manchester, M1 4HL
1 Nicholas Street, Manchester, M1 4HL
American Pies, 39 Booth Street, Manchester, M2 4AA
Ground Floor, 75 Mosley Street, Manchester, M2 3HR
First Floor, 75 Mosley Street, Manchester, M2 3HR
Basement And Ground Floor, 75 Mosley Street, Manchester, M2 3HR
Sixth Floor, 75 Mosley Street, Manchester, M2 3HR
Permanent House, 71 Mosley Street, Manchester, M2 3JN
Second Floor, Permanent House, 71 Mosley Street, Manchester, M2 3JN
Fifth Floor, Permanent House, 71 Mosley Street, Manchester, M2 3JN
First Floor Rear, Permanent House, 71 Mosley Street, Manchester, M2 3JN
Fourth Floor, Permanent House, 71 Mosley Street, Manchester, M2 3JN
First Floor Front, Permanent House, 71 Mosley Street, Manchester, M2 3JN
71A Mosley Street, Manchester, M2 3JN
71 Mosley Street, Manchester, M2 3JN
Second Floor, 75 Mosley Street, Manchester, M2 3HR
Ground Floor, Permanent House, 71 Mosley Street, Manchester, M2 3HR
67 - 69 Mosley Street, Manchester, M2 3JB
Basement And Ground Floor, 67 - 69 Mosley Street, Manchester, M2 3JE
Third Floor, Permanent House, 71 Mosley Street, Manchester, M2 3JN
Third Floor, 75 Mosley Street, Manchester, M2 3HR
Fourth Floor, 75 Mosley Street, Manchester, M2 3HR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Upper King Street (Extension) Conservation Area 1985
Area Team Boundary - Name: CENTRAL