

Important – Advertisement consent

Compliance with conditions

- Your advertisement consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions.
- If you fail to comply with the conditions this may result in a breach of the advertisement regulations and this may lead to formal action.
- Failure to comply with conditions may also result in the advertisement not being lawful.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

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

Advertisement Consent

Applicant

Mr. S. Wenman
Star Pubs & Bars
6 St. Andrew Square
Edinburgh
EH2 2BD

Agent (if used)

Chris Shanley
Chris Shanley Innovations Ltd
Unit 14
Creamery Industrial Estate
Kenlis Road
Barnacre
PR3 1GD

Part 1 – Particulars of the application

Proposal: Retention of no.1 non-illuminated fascia sign, no.1 externally illuminated projecting sign, no.1 externally illuminated painted mural sign

Location: 73 - 75 Oldham Street, Manchester, M4 1LW

Date of application: 11 September 2025

Application number: 143669/AO/2025

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the **following element(s)** of the application referred to in Part 1 Proposal:

The following is hereby approved:

- o No.1 Non illuminated fascia sign (D)
- o No.1 Externally illuminated fascia sign (E)
- o No.1 Externally illuminated painted mural sign (A)

has/have been **granted** consent in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Condition(s) attached to this decision

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:

received by Manchester City Council as the Local Planning Authority on:

Drawing (Signage Details): CSI 224 B Rev.E (Received 27 October 2025)
Drawing (Mural): CSI 224 A Rev. A (Received 11 September 2025)
Drawing (Tib Street Elevation): CSI 224 K Rev.B (Received 23 September 2025)
Drawing (Oldham Street Elevation): CSI 224 I Rev. E (Received 27 October 2025)
Photos (4x) : Mural Lighting Units (Received 27 October 2025)
Drawing: CSI 224 C Rev. E (Received 27 October 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 saved policies DC14 and DC18.

3) The maximum luminance of the mural signage shall not exceed 350 cd/m² in brightness at any time. The maximum luminance of the fascia signage shall not exceed 250 cd/m².

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

4) Prior to the commencement of the development, a method statement for the removal of existing lighting and fixings on the Oldham Road façade including:

No3. Existing façade lights at the first and second storey

shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved developments shall be carried out within two months of approval.

Reason - To mitigate harm to the Conservation Area and restore visual amenity to the area.

Pursuant to policies EN1 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the **following element(s)** of the application referred to in Part 1 Proposal:

The following is hereby refused:

- o No.1 externally illuminated projecting sign (C)

has/have been **refused** consent in accordance with the application and plans submitted for the reason(s).

Reason(s) for decision

1) The projecting sign by virtue of its siting, bulk and fixings fails to respond positively to the shop frontage, wider premises and surrounding street scene. The siting above the fascia line of the shop front has created an incoherent appearance to the shop frontage and this combined with the bulky depth of the sign and large external bracket has created a poor quality addition which has an unduly harmful impact on the visual amenity of the building and surrounding area. The projecting sign is therefore contrary to the provisions of The Town and Country Planning (Advertisement) Regulations 2017, policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy DC14 of the Unitary Development Plan for the City of Manchester (1995), the Shopfront and Signage Design Guide (2024) and the NPPF.

Informatives

There are no informative attached to this decision.

Date: 6 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 consent 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.