

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

Refusal of Advertisement Consent

Applicant

Mr Michael Abbott
Footasylum
Sandbrook Park
Rochdale
OL11 1RY

Agent (if used)

Matthew Smith
Sign Solutions
Loxley House
Pasture Road
Nottingham
NG9 8HZ

Part 1 – Particulars of the application

Proposal: Installation of vinyl to 2no. windows.

Location: Unit 826 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA

Date of application: 6 March 2026

Application number: 145319/AO/2026

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) iThe proposed 2no. vinyl signs by virtue of their design, siting, materiality, and cumulative impact fail to preserve the architectural quality and appearance of the building, resulting in a highly cluttered façade with excessive advertising on a heavily travelled route into the Core of Manchester City Centre's Retail Area. The proposal would result in visual harm to the character and amenity within the area and is therefore contrary to Core Strategy policies DM1 and SP1, Saved Unitary Development Plan policy DC14, the Shopfront and Signage Design Guide, the National Planning Policy Framework and Town and Country Planning (Control of Advertisements) Regulations 2007.

Date: 1 May 2026

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.