MANCHESTER CITY COUNCIL

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

Refusal of Advertisement Consent

Part 1 – Particulars of the application

Proposal:

Temporary siting of 2no. externally illuminated scaffold mounted advertisements for a period of 5 months.

Location:

6 Oldham Road Manchester

Application reference:

PLA-2026-000412

Applicant:

Ms Maddalena Sanvito Street Vox

Date of application:

18 June 2026

Part 2 – Particulars of decision

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

Reason(s) for decision

1) The proposed illuminated advertisement by virtue of its siting and appearance would result in harm to the significance and visual amenity of the Ancoats Conservation Area and Grade II* Listed Express Building, the Grade II listed Crown and Kettle Public House, the Grade II Listed Former Midland Bank and the Grade II Listed Victoria Square. The illuminated advertisement would detract from the setting of the heritage assets and conservation area.

   The proposed would therefore be contrary to Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2, and Core Strategy Policies SP1, EN1, EN3, and DM1, saved UDP policies DC18 and DC19; Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990; as well as guidance contained in Sections 12 and 16 of the National Planning Policy Framework and Section 2.41 of The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

Date: 12 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing
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.

1. 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/appeal-decision-consent-display-advertisement. 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.