MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Refusal of Listed Building Consent

Part 1 – Particulars of the application/development

Proposal:

Retention of 1no. LED advertisement screen, 1no. non-illuminated fascia sign, and 1no. vinyl sign.

Location:

53 Piccadilly Manchester M1 2AP

Application reference:

PLA-2026-001139

Applicant:

Smokers Paradise

Date of application:

03 August 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **refused** in accordance with the application and plans submitted for the reasons listed below.

Reason(s) for decision

1) The 1no. LED sign, 1no. vinyl sign and 1no. fascia sign due to their siting, scale, appearance, materiality and means of illumination form obtrusive, incongruous features to the listed building. The signage is visually cluttered and obscures corbels, moulding and other historic details to the detriment of historic and significant building fabric and its appearance. The cluttered and overwhelmed appearance of the shopfront obscures the visual relationship between the application site and the adjacent historic structures. This would amount to harm to the listed building and the public benefits would not be sufficient to outweigh the harm. The signs are contrary to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 , policy JP-P2 of Places for Everyone, Policies EN1, EN3, CC9, and DM1 of the Manchester Core Strategy (2012), Saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995), the National Planning Policy Framework (2026) and Shopfront and Signage Design Guide (2024).

Date: 25 September 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 Planning (Listed Buildings & Conservation Areas) Act 1990 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 approval for the proposed development, or to grant consent or approval subject to conditions, they may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months 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-planning-decision 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.

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

   If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990 (as amended), namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

   In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990 (as amended).

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.