MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Refusal of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Condition 5 (Phase I Artwork) attached to Listed Building Consent 145055/LO/2026.

Location:

12 PICCADILLY MANCHESTER M1 3AN

Application reference:

OTH-2026-001582

Applicant:

Mr Jay Stewart Global Street Art

Date of application:

01 September 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Phase I Artwork

The following information has been submitted in respect of this condition:

- Document: Supporting Statement for Condition 5, dated 7 August 2026. (Received 29 August 2026)
- Images of Wall Prior to Painting (4X) (Received 29 August 2026)

Works were completed prior to submission of the condition discharge application, an on site inspection of also artwork formed part of considerations.

The above information has been considered and is not acceptable. There is a negative visual contrast between the modern colour palette of the advertisement artwork and the heritage character of the building. The large advertisement text and contents detract from the building's special architectural character and have no relationship to the historic significance of the site or area. The proposal is not considered to preserve the character of the Listed Asset. As such, Condition 5 is not formally discharged; however, as the artwork has already been installed no further artwork may be submitted for consideration under this condition. The display of the advertisement artwork shall cease, and the site shall be painted over.

Date: 06 October 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 relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (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 the application to approve detail reserved by condition, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 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, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

   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.

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