

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132665/FO/2022

Date registered valid: 31 January 2022

Proposal: New shopfront to Market Street and High Street elevations.

Address: 107 Market Street, Manchester, M1 1NN

Ward(s): Piccadilly Ward

Applicant: TH UK & Ireland Ltd C/o Agent

Agent (if any): Ms Christine Reeves Williams Gallagher Portman House, 5-7 Temple Row West, Birmingham, B2 5NY

Case officer: Gerry Reilly
Tel: 0161 234 4163
Email: gerry.reilly@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 March 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 3 February 2022 Expired: 24 February 2022

Neighbour notifications

Printed: 3 February 2022 Expired: 24 February 2022

Site notice

Posted: 3 February 2022 Expired: 24 February 2022

Press advert

Published: 8 February 2022 Expired: 1 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

The application seeks permission for a change to the elevations of a premises at 107 Market Street. However, permission for the fascia and hanging signs is being sought separately as part of the current advertisements application (Ref: 131882/AO/2021)

The application premises forms the south-eastern corner of the Arndale Shopping Centre and has frontages to both Market Street and High Street. Until recently, both elevations included the remnants of the original Arndale canopy feature, but this was removed following the approval of Planning Application Ref: 126864/FO/2020 in July 2020. In its place, a grey pressed steel capping panel has been installed, but with minimal other works undertaken.

The result is that some of the dated mosaic brickwork remains visible above the new panel and below the more modern advertisement panel that covers the upper levels of the premises.

The Grade II Listed 109 - 127 Market Street, Manchester, M1 1NN (former Debenhams) faces the High Street elevation of the site. There are two that face 107 Market Street:

1. The Smithfield Conservation Area is located to the east on the opposite side of High Street;
2. The Upper King Street (Extension) Conservation Area is located to the south (on the opposite side of Market Street).

The main shopfront changes relate to 3 bands facing High Street and Market Street on an area above the windows, 2.69 metres above ground level. The lowest band is 800mm high and was used by the previous tenant's for their shopfront signage but will be treated black under the

current proposal. Above this level, it is proposed to install signage and treat an area of tiling that has not been changed from when the Arndale was first built. This will consist of a RED ALUMINIUM PANEL OVER CLAD The EXISTING SHOPFRONT which was approved under the application for External alterations to remove the existing canopy and replace with new fascia panel (126864/FO/2020) approved in 2020, This signage will be 1.715 metres high overall including a 900 mm high area of brown tiling which has been retained from when the Arndale was first built (top band), a 15 cm high chamfer detailing previously approved under the above application (sitting between the top and middle band) and the 800mm high band which was previously the area where a canopy was located and protrudes out 15mm from the top band (middle band). The applicant's logo will be positioned in the middle of this red area over the chamfer. The logo will consist of INDIVIDUAL SURFACE MOUNTED INTERNALLY LIT BUILT UP LETTERS.

The sign will extend along the 6.46 metre shopfront facing Market Street and the 27.4 metre shopfront facing High Street. In addition, it is proposed to erect a double side projecting sign on the elevation facing Market Street. This will have dimensions of 700mm x 500mm x 40mm and will have similar colours to the signage described above

Description of area

Description of development

Consultations & Notification Responses

Publicity - The application has been advertised in the Manchester Evening News as affecting the setting of a listed building and affecting a conservation area. A site notice was displayed and the occupiers of nearby properties have been notified.

No representations have been received as a result of this publicity

Environmental Health - have recommended a condition controlling construction hours.

Highways - have recommended informatives relating to a projection over the highway agreement for the projecting sign and safe working near to Metrolink lines. They have also said that all external entrance doors (with the exception of fire doors) should be inwardly opening in order to prevent obstruction on the adjacent footway.

Issues

The main issues for consideration relate to the impact of the proposals on amenity, (environmental impact and visual amenity). The main policies that relate to the proposal are Section 12 (Requiring Good Design) and Section 2 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), CC10 (A Place for Everyone), EN1 (Design Principles and Strategic Character Areas) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and saved policy DC14 (Shop fronts and related signs), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Visual Amenity

The profile of the fascia, chamfer and 915mm area above that were approved under application 126864/FO/2020 will be retained. Although the applicant is unable to provide individual letters as the writing in their logo is joined up but they are using BUILT UP LETTERS which will protrude from the fascia. The projecting sign will have a depth of 40mm which is tin enough and not result in an overly obtrusive sign. The proposals are considered to be acceptable in terms of their impact on visual amenity and accord with policy DM1 and SP1 of the Core Strategy for the City of Manchester.

Amenity - have recommended a condition controlling construction hours. This will be attached as an informative.

Highway Safety - Highways - have recommended informatives relating to a projection over the highway agreement for the projecting sign and safe working near to Metrolink lines. These will be attached to this permission. They have also said that all external entrance doors (with the exception of fire doors) should be should be inwardly opening. The proposals do not involve the construction of any new doors

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Appropriate conditions were attached to the decision to ensure an acceptable development to which the applicant raised no objection.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The location plan entitled 107 Market Street, Manchester, M1 1NN received 10 Jan 2022
The drawing 0019-PL-03 PROPOSED EXTERIOR ELEVATIONS dated 2022 04 27 received via the email from Christine Reeves of 27th April 2022.

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.

3) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason

Reason - In the interests of amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

Informatives

1) The proposed projecting sign extends to a maximum projection of 0.9m over the adopted highway. As such, a Projection over License will be required. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicants expense.

2) The applicant is advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

3) Due to the proximity of the development to the operational Metrolink line the applicant is advised that details of working safely near Metrolink which can be found on the Metrolink Website at; <https://www.tfgm.com/public-transport/tram/working-safely>.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Unit 3 Halle Place, Arndale Centre, Market Street, Manchester, M4 2HU
Stall Adjacent 82 To 84, Market Street, Manchester, M1 1PD
Sugar Hut, Kiosk Adjacent 74 To 76, Market Street, Manchester, M1 1PD
Unit 825 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA
Unit 824 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA
Units 31 And 32 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
93 Arndale Centre, Market Street, Manchester, M4 2HU
Aldi, 55A Market Street, Manchester, M1 1WR
What A Potato, Kiosk, Market Street, Manchester, M1 1PD
First Second Floor And Third Floors, 90 - 100 Market Street, Manchester, M1 1PB
Basement To First Floor, 86 - 88 Market Street, Manchester, M1 1PD
84 Arndale Centre, Market Street, Manchester, M4 2HU
Unit 826 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA
Unit 32A, Lower Mall Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Second And Third Floor, 3 Spring Gardens, Manchester, M2 1FB
Marsden Way South, Arndale Centre, Market Street, Manchester, M1 1WR
Lower Mall, Arndale Centre, Market Street, Manchester, M1 1WR
Upper Mall, Arndale Centre, Market Street, Manchester, M4 2EA
1A High Street, Manchester, M4 1QB
Ground Floor, 78 Market Street, Manchester, M1 1PD
8 High Street, Manchester, M4 1QB
48A Arndale Centre, Market Street, Manchester, M4 2HU
48 Arndale Centre, Market Street, Manchester, M4 2HU
27 Arndale Centre, Market Street, Manchester, M4 2HU
54 Arndale Centre, Market Street, Manchester, M4 2HU
54A Arndale Centre, Market Street, Manchester, M4 2HU
Units 20 And 21 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Debenhams, 109 - 127 Market Street, Manchester, M60 1TA
122A Market Street, Manchester, M1 1WA
Third Floor And Fourth Floor, 86 - 88 Market Street, Manchester, M1 1PD
First Floor And Second Floor, 3 Spring Gardens, Manchester, M2 1FB
124 - 126 Market Street, Manchester, M1 1WA
51 - 55 Market Street, Manchester, M1 1WR
3 Spring Gardens, Manchester, M2 1FB
57 Market Street, Manchester, M1 1WR
78 Market Street, Manchester, M1 1PD
49 Market Street, Manchester, M1 1WR
35 Market Street, Manchester, M1 1WR
33 Market Street, Manchester, M1 1WR
82 - 84 Market Street, Manchester, M1 1PD
102 - 104 Market Street, Manchester, M1 1PB
HOLLAND & BARRETT, 105 Market Street, Manchester, M1 1NN
47 Market Street, Manchester, M1 1WR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: CITY1