

BC/KS/P22-0115

31 January 2022

Planning
Manchester City Council
Manchester City Council PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)

1A High Street and Manchester Arndale, High Street, Manchester, M4 1QB
Full Planning Application for Replacement Shopfront
Planning Portal Ref: PP-10525045

Pegasus Group have been instructed on behalf of Manchester Nominee (1) Ltd and Manchester Nominee (2) Ltd to submit a full planning application for the following development to 1A High Street, Manchester:

"External alterations including replacement of existing shopfront to 1A High Street and repositioning of fire escape doors."

Accordingly, the following documents have been submitted via the Planning Portal (PP-10525045):

1. Planning Application Form, including relevant Ownership Certificates;
2. CIL Form;
3. A copy of the following architectural drawings:
 - i. Site Location Plan (ref. 0644_100);
 - ii. Site Plan (ref. 0644_101);
 - iii. Existing and Proposed Ground Floor Plans (ref. 0644_200);
 - iv. Existing and Proposed Elevations (ref. 0644_300);
 - v. Existing and Proposed Sections (ref. 0644_301);
4. Planning Assessment and Photographs (contained within this letter).

The application fee of £234 will be submitted to the Council under separate cover.

Site Description

The site comprises a shop at 1A High Street, occupied by Aleef Newsagents; together with the adjoining fire escape serving the wider shopping centre. The unit forms part of the Manchester Arndale, a multi-storey shopping centre located within the Primary Shopping Area of Manchester City Centre.

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 **DESIGN**  **ENVIRONMENT**  **PLANNING**  **ECONOMICS**  **HERITAGE**

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Image 1: Application site at 1A High Street

The site is not statutory or locally listed, nor is it located within a Conservation Area.

The site is located in Flood Zone 1, indicating a low probability of flooding.

Planning History

Planning permission ref. 126864/FO/2020 was granted 10 July 2020 for "*external alterations to remove the existing canopy and replace with new fascia panel*" at 57, 103-105 And 107 Market Street And 20 High Street.

This related to the wider High Street elevation (including the application site), together with the former Jessops unit on the corner with Market Street.

Proposed Development

This application seeks planning permission for external alterations including:

- the removal of the existing shopfront and fascia at no. 1A High Street, and its replacement with a new glazed shopfront;
- the realignment of the existing setback fire escape doors serving the centre to the main building line.

The scheme will also incorporate an illuminated sign set behind the shopfront glazing. This advertisement benefits from deemed consent under Class 12, Part 1 of Schedule 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended), and as such express consent is not required. However it is shown on the proposed elevation drawing for completeness to provide context.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In regard to this application, the Development Plan comprise of the Manchester Core Strategy (2012), and the saved policies from the Manchester City Council's UDP (1995).

Other material considerations include (but are not limited to), the National Planning Policy Framework (NPPF, 2021) and the Guide to Development in Manchester Supplementary Planning Document.

The key policies relevant to this application are outlined below.

Core Strategy (2012)

Policy C1 'Centre Hierarchy' states that Manchester City Centre is the top of the centre hierarchy set out at Policy C1. It identifies the City Centre as the focus for comparison retail and commerce, culture, leisure and tourism.

Policy CC9 'Design and Heritage' requires development to be of the highest standard in terms of appearance and function, with particular attention to be given to the City Centre context and character. It is also stated that development is to contribute to a coherent and integrated physical environment.

Policy CC10 'A Place for Everyone' states that the City Centre will develop as a location which appeals to wide range of residents and visitors particularly through developments with high standards of accessibility to buildings and across spaces in the City Centre.

Policy EN1 'Design Principles and Strategic Character Areas' states that development in Manchester is expected to follow the seven principles of urban design and opportunities for good design to enhance the overall image of the City should be fully realised. Development should contribute positively to the experience at street level.

Saved Policies from the Unitary Development Plan (UDP) (1995)

Policy DC14 'Shop Fronts and Related Signs' states that the Council will seek to ensure that new shopfront proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premise are located. Shopfronts should allow full access for people whose mobility is impaired. Externally mounted shutters of solid construction will not be permitted.

Policy RC20 'Area 2 Arndale Centre / Market Place' states that this is an area where the theme of improving and building upon existing assets is especially important and relevant. Emphasis is placed on improving the attractiveness of the area, particularly its pedestrian environment, for the potential shopper and visitors.

Planning Assessment

This application seeks planning permission for the removal of the existing shopfront to 1A High Street and its replacement with a new high quality glazed shopfront, together with realignment of the fire doors serving the Manchester Arndale shopping centre with the main building line.

The site is located on the High Street and the existing shopfront does not contribute positively to the host building or surrounding area. To the contrary, it appears tired and dated in appearance. The replacement of the shopfront, including removal of its bulky fascia panel and external roller shutter box, with a high quality new glazed shopfront will be a significant improvement on the appearance of the host building and surrounding Primary Shopping Area.

The proposed shopfront will be of a simple, attractive design incorporating high quality materials. The shopfront will be finished in a muted dark grey colour which will match the fascia above, respecting the character and appearance of the host building and responding positively to the surrounding context in accordance with Policy CC9 of the Core Strategy.

The scale of the shopfront is considered appropriate in the context of the wider building, and will utilise the existing structural opening; with the full height glazing remaining below the fascia above. The width of the proposed sliding door to the shopfront will more closely align with that of the neighbouring fire escape doors than the existing, respecting the proportions of the host building in accordance with Policies CC9 and EN1 of the Core Strategy, and 'saved' Policy DC14.1 of the UDP.

A new sign will be set behind the glazing internally. This benefits from deemed consent as set out above, however is shown on the drawings for completeness. The replacement of the existing bulky boxy fascia (the considerable projection of which is shown on the Existing Section drawing ref. 0644_301) with a discreet sign set behind the glazing at the same height will greatly improve the appearance of the shopfront, when compared to the existing situation.

The proposed shopfront alterations have been carefully designed to ensure that there will be no adverse impact on surrounding amenity or highways. To the contrary, the

replacement of the existing manual swing doors with an automatic sliding door will enhance pedestrian safety and facilitate access for those with mobility issues and those with pushchairs, creating a more inclusive accessible environment in accordance with 'saved' Policy DC14.2 and Policy CC10 of the Core Strategy.

The removal of the deep recesses serving the existing fire escape doors and installation of new high quality fire doors aligned with the main building line will also enhance the sense of safety for pedestrians and shoppers traversing this part of the High Street. In turn the proposal will enhance the pedestrian environment and contribute positively to the experience at street level within the core area of the City Centre Character Area (within which the application site is located), in accordance with 'saved' Policy R20 and Policy EN1 of the Core Strategy.

The new replacement fire escape doors and ventilation grilles above will remain the same scale as existing, and will be finished to match the colour of the fascia above, and that of the new shopfront, which will ensure visual continuity throughout.

The proposed alterations to the shopfront and fire escape doors will improve the attractiveness of the pedestrian environment for shoppers and visitors of the 'Arndale Centre/Market Place' sub-area within which the site is located, in accordance with 'saved' Policy RC20 which makes clear that improving and building upon existing assets in this area is encouraged.

By reason of its carefully considered scale, siting, and detailed design as set out above, the proposed development will respect the character and appearance of the site within the Primary Shopping Area within the City Centre. Furthermore, there will be no adverse impact on amenity arising from the proposal and the new sliding door will enhance accessibility. As such, the proposal will be in accordance with both national and local planning policies, in particular Policies CC9, CC10 and EN1 of the Core Strategy, and 'saved' Policies DC14 and RC20 of the UDP.

Conclusion

This application proposes the replacement of the existing shopfront to 1A High Street with a new high quality shopfront, and realignment of the fire escape doors serving the Arndale Centre. The proposal, through removal of the dated shopfront, bulky projecting box fascia and external shutter; together with removal of the deep recesses to the fire escape doors, will significantly improve the appearance of the host building as well as the surrounding area, enhancing the attractiveness of the Primary Shopping Area and City Centre.

There will be no adverse impact on amenity or highways arising from the proposal. To the contrary, the proposed sliding door will enhance accessibility for disabled users and the removal of the deep recesses will enhance sense of safety for visitors along this part of the High Street.

Taking the above into consideration, it is clear that the proposed development is in accordance with national and local planning policy and as such the proposal should be considered acceptable.

I trust that the above and enclosed is sufficient to validate this application. If you require any additional information, then please do not hesitate to contact me.

Yours faithfully,



Kate Simpson

Associate

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