

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133229/FO/2022

Date registered valid: 16 March 2022

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

Address: 1A High Street And Manchester Arndale, Manchester, M4 1QB

Ward(s): Piccadilly Ward

Applicant: Manchester Nominee (1) Ltd and Manchester Nominee (2) Ltd C/o Agent

Agent (if any): Ms Kate Simpson Pegasus Group 21 Ganton Street, London, W1F 9BW

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

Recommendation: Approve

Date of recommendation: 13 May 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 8 April 2022 Expired: 29 April 2022

Neighbour notifications

Printed: 8 April 2022 Expired: 29 April 2022

Site notice

Posted: 8 April 2022 Expired: 29 April 2022

Press advert

Published: 12 April 2022 Expired: 3 May 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site/building

Listed Building: Not applicable (Although the Grade II listed former Debenhams building, 109 - 127 Market Street, Manchester, M1 1NN is located opposite the site.

Conservation Area: Not applicable (Although the Smithfield Conservation Area is located opposite the site)

Tree Preservation Order: Not applicable

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.

Description of area

The building lies within an area of the City Centre that is characterised by a variety of uses including retail units, restaurants, commercial and financial/professional uses.

Description of development

Consent is sought for:

This application seeks planning permission for external alterations including:

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

Description of area

Description of development

Consultations & Notification Responses

Publicity - The application has been advertised in the Manchester Evening News as affecting a Conservation Area and affecting a Listed Building. A site notice was displayed and the occupiers of nearby properties have notified

No representations have been received as a result of this publicity..

Highway Services - have requested that

It must be ensured that the realigned existing fire escape doors are only used for escape in time of emergency.

In terms of the signage and shutter the following should be noted: If there is to be projection over the adopted highway by 0.35m and above then a Projection over License will be required. Any illumination of the signage must be in line with the MCC recommended maximum of 600cd/m². Existing waste and servicing arrangements will continue, this is acceptable to Highways.

Environmental Health - have no comments/objections to make

Greater Manchester Police - have requested that - have requested that the proposed roller shutters and doors should be certified to LPS 1175.

City Council Access Officer - has made the following comments

Sliding doors

The proposal is to replace manual doors with automatic sliding doors. The new sliding doors will be fully glazed and must have a contrasting feature or glazing manifestation at dual height (1000mm and 1500mm) to prevent hazards by disabled people with a visual impairment.

Consideration must be given to the operation of such doors during inclement weather or during busy footfall past the shop, when there is a temptation to override the timings; the shop must ensure that they remain fully accessible to all users.

Emergency exit doors

It is concerning that the proposal is to realign the doors so that they open directly onto a busy footway.

Currently the doors are recessed and open outwards but do not pose a hazard to pedestrians using the footway. They are still usable as an emergency exit door even when left open.

Measures could be taken to improve the surroundings of these doors by replacing them with glazed alternatives, noting that they must have contrast features to prevent hazards.

Internal Area

Lighting

The recessed area could be improved with the addition of security lighting and refinishing of the walls in a lighter colour. The emergency lighting may also act as a deterrent to homeless people occupying the space, as well as reducing possible anti-social behaviour.

Added value

All changes to shop frontage and emergency exit doors must create a flush surface to prevent trip and fall hazards by disabled people, particularly if they have a mobility or visual impairment.

These comments are by no means exhaustive, and if the scheme is revised, may need to be reviewed.

Issues

National Planning Policy Framework The following Policies are of relevance to this application:

Section 10 Achieving well-designed places - which seeks the achievement of high quality and inclusive design for all development through planning policies and decisions that aim to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy DM1 (Development Management) Which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:-

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.

Development should have regard to the character of the surrounding area.

Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Community safety and crime prevention.

Design for health.

Refuse storage and collection.

Vehicular access and car parking.

The Unitary Development Plan for Manchester Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC14 (Shop Fronts and Related Signs) which states that shop fronts should be in keeping with the character of the building and should allow full access for disabled people and that signs should normally be positioned at fascia level and should be in keeping with the character and scale of the frontage of the building.

Impact on Visual Amenity

It is considered that the 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

In view of the above the proposed shopfront is consistent with Core Strategy policy DM1 and saved UDP policy DC14

Disabled Access - the response of the applicant to the comments made by the City Council Access Officer are reproduced below:

The new sliding doors will remain fully accessible to all users, including in inclement weather - it is not in the occupier's interest to prohibit customers from entering the shop.

As set out in our cover letter, removing the recesses to bring the fire escape doors flush to the façade will improve the appearance of the façade through enhancing the sense of safety, and will prevent opportunity for anti-social behaviour. The suggestion of adding lighting to the recesses would not prevent this. Moreover it would appear somewhat odd to light up and draw attention to this part of the building overnight (secondary fire access doors), when lighting in the shops along the High Street would likely be turned off. Furthermore, the fire escape doors are only to be used in rare instances of an emergency, and Highways have raised no objection.

Glazing the emergency doors which lead to the secondary escape stairwell area behind would not be sufficiently secure, hence why the doors remain solid in construction in the same manner as the existing.

All new doors will provide level access as set out previously.

In view of the above the proposed shopfront is consistent with Core Strategy policy DM1.

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:

Site Location Plan (ref. 0644_100);

Site Plan (ref. 0644_101);

Existing and Proposed Ground Floor Plans (ref. 0644_200);

Existing and Proposed Elevations (ref. 0644_300);

Existing and Proposed Sections (ref. 0644_301);

Covering Letter

All of the above received by the City Council as Local Planning Authority on 16th March 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.

Informatives

1) It must be ensured that the existing realigned fire escape doors are only used for escape in time of emergency.

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) The applicant is advised that the proposed doors should be certified to LPS 1175.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Fourth Floor, 20 - 22 High Street, Manchester, M4 1QB
Third Floor, 20 - 22 High Street, Manchester, M4 1QB
First Floor, 20 - 22 High Street, Manchester, M4 1QB
Second Floor, 20 - 22 High Street, Manchester, M4 1QB
Basement, 20 - 22 High Street, Manchester, M4 1QB
8 High Street, Manchester, M4 1QB
Ground Floor And Basement, 24 High Street, Manchester, M4 1QB
Ground Floor, 20 - 22 High Street, Manchester, M4 1QB
24 High Street, Manchester, M4 1QB
20 - 22 High Street, Manchester, M4 1QB

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