

PLANNING SERVICE

DEVELOPMENT MANAGEMENT PRE-APPLICATION ADVICE

Site: Various Manchester City Centre pavement locations

Application Ref(s):

Proposal: Installation of standalone 'telephone kiosk' with associated advertisement screen and associated removal(s) of existing telephone kiosk(s).

DM case officer: Christopher Smith

Date of initial advice: 27th May 2020

Meeting(s): 28th February 2020 (Site tour with Planning, Highways and Applicant)
29th October 2019 (Meeting with Planning, Greater Manchester Police and Applicant)
25th July 2019 (Meeting with Planning, Greater Manchester Police and Applicant)

Date of current advice: 16 July 2020

1.0 Background

1.1 As you have summarised in your submitted cover letter (as identified in Appendix A), during May 2019 JCDecaux submitted 21 Prior Approval applications for telephone kiosks in various locations through Manchester City Centre. Through the consideration of these Prior Approval applications.

1.2 Manchester City Council (MCC) Planning Officers engaged with JCDecaux positively to establish the goals of JCDecaux's apparent expansion in Manchester and with the purpose of highlighting historic antisocial and criminal behaviours often associated with telephone kiosks.

1.3 Since the submission of the 21 Prior Approval telephone kiosk applications, Officers and JCDecaux have engaged positively through a number of meetings, including external bodies such as Greater Manchester Police, to establish how these proposals could potentially seek to address historic issues while meeting the requirements of JCDecaux and supporting the Council's overarching objectives of ensuring an attractive, inclusive and high quality City Centre environment for both businesses, residents and communities.

1.4 These on-going discussions have ultimately culminated In JCDecaux refining their planned expansion in Manchester In order to attempt to address concerns raised by Officers in regard to the proposed number, location, design and management of these 'smart kiosks'.

2.0 Site context

2.1 The 17 sites proposed (as identified in Appendix A) are listed below:

- A. 15 Corporation Street
- B. Cross Street o/s Halifax
- C. Lower Mosley Street
- D. St Mary's Gate
- E. Todd Street o/s National Football Museum
- F. 52-56 Market Street *
- G. 40-42 King Street *
- H. 1 Portland Street
- I. 2A Mosley Street *
- J. 92 Deansgate
- K. 111 Piccadilly*
- L. Deansgate o/s Hunters
- M. Corporation Street o/s CO-OP
- N. Aytoun Street
- O. Oxford Street P. John Dalton Street *
- Q. Oxford Road *

3.0 Description of the proposals

3.1 It is understood, from your submitted cover letter and our previous discussions, that 17 sites are put forward to the Council for pre-application consideration as part of an overall rationalisation strategy of JCDecaux's existing telecommunications estate in Manchester City Centre. It is understood that these proposals would be put forward formally by Infocus / JCDecaux through full planning permission and expressed advertisement consent applications.

3.2 It is understood that Infocus Public Networks, a subsidiary of JCDecaux, have historically installed and operated 25no. telephone kiosks units including associated advertising panels in various locations within Manchester City Centre, which would either be completely removed or directly replaced with new 'smart hubs' as part of these proposals.

3.3 It is understood that 11 of the 17 sites proposed would be new locations and the remaining 6 locations would be replacements of an existing Infocus telephone kiosk.

3.4 It is understood that JCDecaux proposes that all of the identified legacy 'Infocus' telephone kiosks sites would be removed, as and when these proposals come forward, in an appropriate time scale to be agreed with the City Council through the formal planning applications.

3.5 The removal of JCDecaux's legacy 'Infocus' telephone kiosks network in Manchester City Centre would therefore result in a net removal of 8 existing telephone kiosks.

3.6 It is also understood that JCDecaux would also formally withdraw and cease pursuing the 21 pending Prior Approval telephone kiosk application sites before looking to come forward with further formal applications.

4.0 Consideration of the proposals

4.1 Highway Services comments

4.1.1 Highway services have considered the proposed 17 sites (as referenced In Appendix A) and have raised no objection on highway safety grounds. Highways understand that illumination levels and advertising displays would be controlled through appropriate specifications of the advertising panels and controls of the advertisements displayed by the operator, in line with standard advertisement conditions.

4.1.2 For the avoidance of doubt, Highway Services previously requested the following conditions on similar proposals (BT InLink advertisement screens) and it would be anticipated that similar conditions would again be requested by Highway Services:

(a) No individual advertisements displayed on the LED panel shall contain moving images, animation, video or full motion images or any images that resemble road signs or traffic signals;

(b) No individual advertisements shall be displayed for duration of less than 10 seconds;

(c) Controls shall be in place to ensure smooth uninterrupted transition of images displayed on the panel;

(d) The light settings are changed throughout the day based on a timer and dusk/dawn timings with the night setting set to 326 cd/m² and the display screen shall at all times comply with the Institute of Lighting Professionals Lighting Guide 05 -The Brightness of Illuminated Advertisements;

(e) A mechanism shall be in place so that if the installation breaks down, it defaults to a black screen to avoid any flashing error messages or pixilation.

4.2 Environmental Health comments

4.2.1 Environmental Health have raised no objections to the proposals subject to the satisfactory control of noise and lighting issues.

4.2.2 Environmental Health have provided the Planning Service the standard conditions they would expect to accompany any potential grant of permission, and also set out more specifically what information they would expect to be submitted to satisfy these issues below. For the avoidance of doubt, it would be the Planning Service's strong preference for the relevant information/strategies/schemes, required to satisfy the below conditions recommended by Environmental Health, to be submitted at validation stage of an application.

4.2.3 Recommended Noise Condition:

A Noise Management Plan (NMP) shall be submitted and approved in writing by the City Council as local planning authority. The NMP will include an assessment of noise from the built-in speaker and how they will be controlled so not to impact on nearby properties.

Reason - To safeguard the amenities of the occupiers of nearby properties

*Note to applicant: The NMP should include details of the noise level from the proposed equipment (decibel level) and how the noise level from the built in speaker will be auto reduced during the night time hours so not to exceed the background noise level. The NMP should also include details of how the noise levels are monitored remotely and what action is taken if a fault is detected with the noise control function. The NMP should include a statement to confirm how the noise level can be reduced remotely should complaints be received by the Council.

4.2.4 Recommended Lighting Condition:

External lighting from digital display screens shall be designed and installed so as to control glare and overspill onto nearby properties. An operating schedule shall be submitted and agreed in writing by MCC as local planning authority to confirm the lighting levels and how they are controlled.

Reason - To safeguard the amenities of the occupiers of nearby properties.

*Note to applicant: We will require a lighting strategy / scheme to control illumination. The units should include an auto dim function which shall not exceed 600 cd/m² during hours of darkness / inclement weather. The strategy should include details of how the equipment is monitored remotely and how the operators will be alerted if there is an error with the auto dim for night time adjustment. The statement should also include details of what action is taken if a fault with the screen is detected (such as auto dim malfunction, flickering screen etc.) and that the screen will automatically turn solid black or switch off if a fault is detected. We will also need confirmation that the light levels from the screens can be adjusted / reduced remotely if complaints are received by the Council.

4.3 Greater Manchester Police Design for Security & Neighbourhood Policing Team

4.3.1 You should contact GMP Design for Security Team prior to your formal submissions and request their input in regard to the proposals. The Design for Security unit for Greater Manchester Police can offer security and crime prevention measures and recommendations which you should incorporate into your proposals accordingly. Your formal submissions should include details of the recommendations or comments made by the Design for Security Team, and obviously how these recommendations or comments are dealt with by the proposals accordingly.

4.3.2 It would be useful to understand what protection the proposed units would afford pedestrians and the Police against potential Hostile Vehicle Attack (HVA) or other potential attacks. It is assumed that you can liaise on these potential issues

with Greater Manchester Counter Terrorism Unit through the Design for Security Team, via their website.

4.3.3 GMP Neighbouring Policing Team (Zac Fraser, Chief Inspector City Centre) has had input through pre-application face-to-face meetings, including Planning Officers, and it's clear there are a number of anti-social and criminal activities associated with existing telephone kiosks in Manchester City Centre. It is understood that JCDecaux have taken these issues into consideration with the current proposals and would include a number of security features and management strategies to seek to minimise any potential criminal misuse or antisocial behaviour associated with the replacement units.

4.3.4 It is understood that JCDecaux will continue to work closely and positively with both Greater Manchester Police and the Council should such issues manifest in the new units.

4.4 Planning Service comments

4.4.1 The Planning Service recognises that JCDecaux have sought to work positively with the LPA in arriving at proposals which would potentially deliver benefits to Manchester's local businesses, residents and communities through an overall significant reduction in existing street clutter and by providing additional services and connectivity associated with the proposals.

4.4.2 The Planning Service have considered the 17 proposed sites and have no objection to the principal of the proposals subject to the overall net reduction in telephone kiosk units within the City Centre being delivered, as set out by JCDecaux.

4.4.3 It is understood that these potential proposals would be submitted entirely together, and the existing sites and replacement sites would be linked appropriately to ensure that all existing redundant telephone kiosks are fully removed prior to the installation of the new 'smart kiosk' units. It is of vital importance, to the weight which can be afforded to the public benefits of the proposals, that they are presented and submitted in tandem.

4.4.4 It is understood that JCDecaux will seek to reinstate like-for-like pavement materials at redundant locations and ensure replacement/new locations pavement treatments are respected and maintained appropriately on a site by site basis. We would strongly encourage details of the remediation to be included with each individual submission to avoid potential pre-commencement conditions.

4.4.5 The Planning Service would encourage JCDecaux to engage with the relevant local elected Members, nearby businesses or residents prior to formally submitting your proposals, to gauge if there are any specific localised constraints or issues which may have not yet been identified.

4.4.6 The Planning Service highlight that that these proposals would of course be subject to the statutory consultation process, and should local businesses or residents have concerns or comments on the proposals, we would expect JCDecaux

to engage with the local communities positively by attempting to address any potential issues which may come forward at a later stage in a reasonable manner.

4.4.7 It is understood and expected that JCDecaux will seek to formally withdraw all 21 currently pending Prior Approval telephone kiosk applications in the immediate future.

5.0 Conclusion

5.1 To summarise, the proposals as described previously would likely serve to significantly declutter Manchester's streets, and would also provide local businesses and residents with additional services and connectivity provided by the new 'smart kiosks'. Overall the proposals are welcomed by the Planning Service and we look forward to working together positively to see these identified benefits delivered in the near future.

Christopher Smith
16 July 2020

APPENDIX TO PLANNING SERVICE COMMENTS

Appendix A: Submitted documents and information

1.0 When drafting these Planning Service comments, reference was had to the following submitted documents and information:

1.1 Information submitted for pre-application advice to Christopher Smith, received 28th April 2020 from Martin Stephens (Director of Planning, JCDecaux):

Documents title/reference:

Cover Letter

Part 1

Part 2

Part 3

Part 4

Pre Application Background

Pre Application Hub Detail

Pre Application Visual and OS Site Maps

Pre Application Pavement Remediation