GL Hearn
Property Consultants

1 St James's Square
Manchester
M2 6DN

T: +44 (0)161 829 7800
F: +44 (0)161 829 7810
E: info@glhearn.com
www.glhearn.com

23rd April 2008
Our ref: J018511/sxe-dgb-100
Your ref:

Chief Executive's Regeneration Division
Manchester City Council
The Town Hall
PO Box 463
Manchester
M60 3NY

GL HEARN

Dear Sir/Madam

Planning Application by Tesco Stores Ltd
Aurora Building, 55 Princess Street, Manchester, M2 4EW
Installation of ATM

Please find enclosed a planning application on behalf of our clients, Tesco Stores Ltd, which seeks permission for the installation of an ATM at the ground floor unit of 55 Princess Street, Manchester.

As submitted on-line the planning application comprises:

- Planning application form and ownership certificate;
- Design and Access Statement contained within this letter;
- Site location plan (3221.L100);
- Existing elevations (3221.L201);
- Proposed elevations (3221.L202);
- Proposed ground floor layout plan (3221.L1004);
- A cheque for the sum of £170 in respect of the requisite planning application fee to be sent separately in the post.

There are two associated planning applications submitted by Tesco Stores Ltd which propose the change of use of the ground floor unit from B1 to A1 and the installation of a new customer entrance with above signage frame, and the installation of air conditioning and condenser units to the roof of the building.

The Site

The application site occupies a central location within Manchester City Centre and is positioned on the east side of Princess Street, approximately 50 metres north of its junction with Cooper Street. It is sited within the Albert Square Conservation Area and located opposite the Grade 1 listed Town Hall building. The site comprises the vacant ground floor of 55 Princess Street, a recently constructed seven storey office building of contemporary design. Surrounding ground floor uses on Princess Street include shops (A1) and restaurants (A3) to the west, and an employment agency (A2) and public house (A4) to the east. To the rear of the site lies Kennedy Street which comprises primarily business (B1) uses. Construction work is currently underway to redevelop a 0.16 hectare site on Kennedy Street which will form a nine storey building containing an A1/A3 unit at ground floor level with offices (B1) above.

The Proposal

The proposed works comprise the installation of a new ATM set into the existing glazing on the front elevation of the retail unit adjacent to a new customer entrance. It is intended that the new glazed panel in which the ATM is to be installed be fully obscured with the application of an opaque vinyl system.

Planning Policy Considerations

A principal objective of the adopted Manchester Unitary Development Plan (1995) is to enhance the city centre environment, wherein the site is located. Accordingly, a key Council aim, as outlined in the text accompanying Policy S1.1, is to ensure that the city centre shopping environment is clean, safe, attractive and accessible to all. Similarly, Policy E3.6 states that the Council will promote environmental improvements in the city centre, and Policy E3.8 makes a commitment to preserving and enhancing the appearance of the city's conservation areas. With more specific reference to the proposed works, Policy DC14.1 requires that new shop front proposals are in keeping with the character of the existing building and adjoining buildings, and that they allow access for people whose mobility is impaired.

In conjunction with the policies of the UDP, the *Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance (SPD)* seeks to ensure that new development delivers high standards of design and layout. The Guide expands on existing UDP policy with respect to the design of development and forms a key part of the formal planning process in Manchester, setting the context within which Design and Access Statements should be written and assessed.

The document explains that quality will be sought in the smaller scale detail of new development including new shop fronts and signage, and it continues that commercial buildings should be designed to contribute to the city centre's vitality and viability. In relation to development in conservation areas, it emphasises the advice in Policy E3.8 by making it clear that proposals should maintain or enhance the character of the conservation area. Finally, it recognises the importance of inclusive design by requiring that new development maximises access for the mobility impaired by ensuring compliance with the standards detailed in the Council's *Design for Access 2 Manual*.

Design and Access Statement

Design Statement

The existing building, which has only recently been completed, stands seven storeys in height and is of a contemporary, linear design. The Princess Street frontage is fully glazed and enclosed within a bold, grey-green steel frame. Natural stone complements glazed panels on the Kennedy Street elevation where an original stone frontage has been retained and incorporated into the new build elements.

The proposed works relate solely to the front elevation of the ground floor of 55 Princess Street and comprise the installation of a new ATM set into existing glazing adjacent to the proposed customer entrance. The ATM has been designed to respect the linear appearance of the upper storeys of the building and its installation will affect only one window panel such that the resultant impact in design terms will be minimal. The proposal, therefore, will have no significant impact on the character or appearance of this part of the Albert Square Conservation Area.

The new ATM in conjunction with the associated new customer entrance will create a more active frontage which will enhance the vitality and viability of Princess Street and will generally help to further improve the city centre environment. In addition, the design of the ATM is fully in accordance with crime and security requirements to ensure that legitimate ATM users feel safe and secure.

It is therefore clear that the proposal is fully in accordance with the relevant shop front design policy of the UDP, namely Policy DC14.1, and complements the city centre shopping and environment policies (S1.1, E3.6 and E3.8) as well as the advice contained in the *Guide to Development in Manchester SPD.*

Access Statement

Tesco Stores Ltd is keen to ensure that the proposed works, in association with the new customer entrance, are fully compliant with the Disability Discrimination Act 1995. The height of the ATM and the provision of level access from the existing footpath on Princess Street will enable ease of use for all customers and employees, including those with reduced mobility. It is proposed to install the ATM on the front elevation of the retail unit, adjacent to the proposed customer entrance, in the most accessible position.

With regard to wider access issues, the application site is considered to be within a highly sustainable location in terms of pedestrian access. The site is situated within the heart of Manchester City Centre which is served by a significant number of public transport modes, travelling along a variety of routes, into and out of the city.

The proposal therefore complies with the relevant access considerations in Policy S1.1 of the UDP together with the applicable access requirements outlined in the *Guide to Development in Manchester SPD* and *Design for Access 2 Manual.*

Conclusion

The application, which relates to 55 Princess, Manchester, seeks planning permission for the installation of an ATM. The accompanying design and access statement has demonstrated that the proposed ATM accords fully with the relevant policies outlined in the adopted Manchester Unitary Development Plan (including Conservation Area requirements) and also complies with the design and access principles outlined in the *Development in Manchester SPD* and *Design for Access 2 Manual.* Planning permission should therefore be granted for the proposed development.

In light of the above, I trust that you have sufficient information to favourably determine the application. However, if you require any further details, please do not hesitate to contact me. In the meantime, I await your receipt for the planning application fee and confirmation of registration.

Yours faithfully

Daniel Brown DipTP MRTPI
Planner
Email: daniel_brown@glhearn.com