

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143623/FO/2025

Date registered valid: 7 August 2025

Proposal: Installation of 1no. new external ATM machine, relocation of 2no. existing ATM machines and replacement of existing glazing.

Address: Lloyds Bank PLC, 42 - 46 Market Street, Manchester, M1 1PW

Ward(s): Deansgate Ward

Applicant: Zoe Hine Lloyds Banking Group

Agent (if any): Mr Samuel Peters The McLennan Partnership Ltd

Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: **Approve**

Date of recommendation: **29 September 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20 August 2025

Standard consultations:

Printed: 8 August 2025 Expired: 30 August 2025

Neighbour notifications

Printed: 8 August 2025 Expired: 30 August 2025

Site notice

Posted: 20 August 2025 Expired: 11 September 2025

Press advert

Published: 12 August 2025 Expired: 3 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building and area

No. 42-46 Market Street is situated in the heart of Manchester's retail environment on a major pedestrian route. Market Street is situated between Piccadilly Gardens, the Printworks, The Corn Exchange (Grade II) and New Cathedral Street. The area is primarily defined by commercial uses including retail and restaurants, leisure uses and bars also compose the identity of the area. The Arndale Shopping Centre has is directly across from the site, a cluster of similar financial services uses (Class E(i)) are also apparent on the elevation. The area is defined by a lively and busy pedestrian atmosphere. The site is located within the Upper King Street Conservation Area, nearby listed assets include the Ryland Building (Grade II) at no.109-127 Market Street, No.1 Piccadilly (Grade II), Northern Stock Exchange (Grade II), and Barclays at No.10 Norfolk Street (Grade II).

The No.42-46 building is a contemporary two storey structure with a fully glazed shopfront. It has been occupied by Lloyds Bank LLC. since 2011.

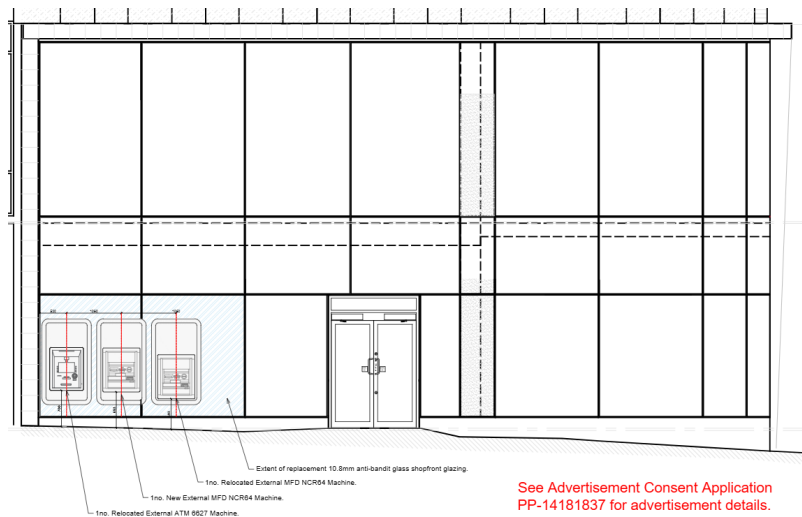
Listed building: Not applicable

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order:

Description of development

Full planning permission is sought for the installation of no.1 new Automatic Teller Machine (ATM), relocation of no.2 existing ATMs and replacement of the existing anti-theft glazing around the machines. The ATMs will project +/-10cm into the public highway.



Planning History

096090/FO/2011/C1 | Change of use of basement from storage ancillary to retail to financial or professional services (Use Class A2) or restaurant (Use Class A3). (Approved January 2012)

142219/FO/2025 | Replacement of 3no. ATMs. (Approved April 2025)

142220/AO/2025 | Installation of 3no. replacement signage around existing ATMs. (Approved April 2025)

143564/AO/2025 | Installation of 1no. internally illuminated individual letter sign, 1no. internally illuminated fascia panel, 1no. internally illuminated projecting sign and 1no. vinyl graphic sign. (Application currently in consideration)

Consultations & Notification Responses

Highway Services – No objections. Forecourt area within the vicinity of the ATM is sufficiently wide so that any queuing for the machine can be accommodated without inconveniencing passing pedestrians on the adjacent footway. Requested traffic management and driving restriction requirements be attached to this decision as informative.

Greater Manchester Police – No objections. Proposal is considered reasonable and does not raise any significant crime and disorder concerns.

Policy

Saved Unitary Development Plan Policy

DC14 Shopfronts and Signage Design Guide

DC18 Conservation Areas

Manchester Core Strategy

SP1 Spatial Principles

EC1 Employment and Economic Growth in Manchester

Other Material Considerations:

National Planning Policy Framework

Chapter 12 Achieving well-designed places

Issues

Principle of Development

The proposal would provide an additional Automated Teller Machine at a busy banking location, thereby reducing pedestrian contestation and waiting times on a lively area of the City Centre. Further, as a Class E(i) use an ATM is acceptable in principle, pursuant to policies SP1 and EC1.



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The proposal would relocate two recently approved ATMs and install one additional ATM. The proposal would not obstruct, distort or otherwise harm any architectural details nor the architectural coherence of the building. Further, the proposal would constitute a minor visual change to the appearance of the shopfront by virtue of the existing ATMs on the elevation.

Considering the above the proposal is not considered to harm the visual amenity of the area, nor the building pursuant to Manchester Core Strategy Policy SP1 and Saved Unitary Development Policy DC14.

Policy DC18 requires that new development must preserve and enhance character of Conservation Areas by sympathetically designing proposals in relation to existing 'buildings and spaces'.

The proposed elevational alterations would not impede the architectural coherence of the host building nor would they detract from the Conservation Area's character. As the alterations are a minor change to the site's appearance, they constitute a neutral addition and take precedence from the existing character of the building and Market St more broadly.

Public Safety

Proposed illumination of self-service screens is below 600cd threshold. The proposed level of protection is considered suitable.

Conclusion

The proposal would be a simple addition with a minimal visual impact; it would maintain the cohesive appearance of the existing ATMs and preserve the character of the existing premises, as such the proposal would not adversely impact the character of the Conservation Area while preserving the existing character of the shopfront. The proposal is therefore acceptable pursuant to saved Unitary Development Plan policies DC14 and DC18, Manchester Core Strategy policies SP1 and EC1 and Chapter 12 of the National Planning Policy Framework.

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

Condition(s) to be attached to decision for approval

- 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:

Drawings: 50941459-MLA-CP-E1-M2-AR-7201 (Received 1 August 2025)

Drawings: 50941459-MLA-CP-E1-M2-AR-7201 (7 August 20205)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy SP1 the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Greater Manchester Police

29A Market Street, Manchester, M1 1WR

Ground Floor And First Floor, Princess Chambers, 26 Pall Mall, Manchester, M2 1JR

McDonald's, Kiosk 2, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP

The Stock Exchange, 4 Norfolk Street, Manchester, M2 1DW

28 Market Street, Manchester, M1 1PW

Unit R9, Arndale Centre, Market Street, Manchester, M4 3AT

Manchester Donor Centre, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW

Kiosk 19, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP

Unit R35, Arndale Centre, Market Street, Manchester, M4 3AT

Unit R28, Arndale Centre, Market Street, Manchester, M4 3AT

Stall Opposite Unit R21, Arndale Centre, Market Street, Manchester, M4 3AT

Hutchinson 3G, 27B Market Street, Manchester, M1 1WR

Kiosk 9, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP

Kiosk 6, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP

41 - 43 Market Street, Manchester, M1 1WR

31 Market Street, Manchester, M1 1WR

23 Market Street, Manchester, M1 1WR

Unit R11, Arndale Centre, Market Street, Manchester, M4 3AT

Ocean Dental Manchester, Second Floor, Boots, 32 Market Street, Manchester, M1 1PL

Unit R36, Arndale Centre, Market Street, Manchester, M4 3AT

Unit R23, Arndale Centre, Market Street, Manchester, M4 3AT

Unit R21, Arndale Centre, Market Street, Manchester, M4 3AT

Lower Ground Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW

Kiosk 12, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP

8 New Market, Manchester, M2 1WB

37 Market Street, Manchester, M1 1WR

2 - 6 Norfolk Street, Manchester, M2 1DW

GVA GRIMLEY LIMITED, Third Floor And Fourth Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW

26 Market Street, Manchester, M1 1PW

Kiosk 19A, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP

Units R10 To R19, Arndale Centre, Market Street, Manchester, M4 3AT

Unit R30, Arndale Centre, Market Street, Manchester, M4 3AT

Unit R25, Arndale Centre, Market Street, Manchester, M4 3AT

Advertising Right JC Decaux Outside 1, Cross Street, Manchester, M2 1HX

Scappaticci, Kiosk Adjacent 42 To 46, Market Street, Manchester, M1 1PW

3 Cross Street, Manchester, M2 1WE

1 Pall Mall, Manchester, M2 1JR

29B Market Street, Manchester, M1 1WR

Metro Bank, 45 Market Street, Manchester, M1 1WR

27 Market Street, Manchester, M1 1WR

Basement And Ground Floor, 2 Norfolk Street, Manchester, M2 1DW

48 - 50 Market Street, Manchester, M1 1PW

25 Market Street, Manchester, M1 1WR

21 Market Street, Manchester, M1 1WR

Units R31 And R32, Arndale Centre, Market Street, Manchester, M4 3AT

2 Norfolk Street, Manchester, M2 1DW

1 Cross Street, Manchester, M2 1HX

Kiosk 8, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP

Kiosk 3, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
 Kiosk 7, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
 Third Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
 Unit R34, Arndale Centre, Market Street, Manchester, M4 3AT
 Unit R33, Arndale Centre, Market Street, Manchester, M4 3AT
 Units R26 And R27, Arndale Centre, Market Street, Manchester, M4 3AT
 Unit R24, Arndale Centre, Market Street, Manchester, M4 3AT
 Unit R20, Arndale Centre, Market Street, Manchester, M4 3AT
 Kiosk 10, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
 Second Floor To Third Floor, Princess Chambers, 26 Pall Mall, Manchester, M2 1JR
 Taco Bell, Kiosk 5, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
 Kiosk 4, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
 Kiosk 1, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
 Stock Exchange Hotel, 4 Norfolk Street, Manchester, M2 1DW
 30 Market Street, Manchester, M1 1PW
 City Health Centre, Second Floor, 32 Market Street, Manchester, M1 1PL
 Unit R22, Arndale Centre, Market Street, Manchester, M4 3AT
 Stall Opposite Unit R23, Arndale Centre, Market Street, Manchester, M4 3AT
 Second Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
 Ground Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
 19A Market Street, Manchester, M1 1WR
 First Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
 Boots, 32 Market Street, Manchester, M1 1PL
 Advertising Right JC Decaux Outside 52, Market Street, Manchester, M1 1PW
 NatWest, 19 Market Street, Manchester, M1 1WR
 Basement, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
 Kiosk 11, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
 Fourth Floor, Princess Chambers, 26 Pall Mall, Manchester, M2 1JR
 52 - 56 Market Street, Manchester, M1 1PW
 Unit R29, Arndale Centre, Market Street, Manchester, M4 3AT
 39 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
 Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
 Conservation Area - Upper King Street (Extension) Conservation Area 1985
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Middle) -
 Susceptible to Surf Water Flood (Middle) -
 Susceptible to Surf Water Flood (Middle) -
 Susceptible to Surf Water Flood (Middle) -
 Susceptible to Surf Water Flood (Middle) -
 Susceptible to Surf Water Flood (Middle) -
 Susceptible to Surf Water Flood (More) -
 Susceptible to Surf Water Flood (More) -

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