

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141095/FO/2024
Date registered valid: 24 September 2024
Proposal: Installation of 2no. flagpoles and 4no. CCTV columns.
Address: Plot 9A First Street, Manchester
Ward(s): Piccadilly Ward

Applicant: First Street Developments Ltd
Agent (if any): Kelly McCann Deloitte LLP
Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 19/11/2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 October 2024

Standard consultations:

Printed: 3 October 2024 Expired: 24 October 2024

Neighbour notifications

Printed: 3 October 2024 Expired: 24 October 2024

Site notice

Posted: 9 October 2024 Expired: 30 October 2024

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site refers to Plot 9a First Street which is bound to the north by River Street and First Street to the west. The site is located within the First Street Development Framework Area.

Planning permission referenced 132600/FO/2021 was granted permission in April 2022 for the erection of a nine-storey building with a rooftop plant and basement comprising office accommodation with ancillary facilities.

Description of development

The application states the property has been let to the Government Property Agency (GPA) and permission is sought for the installation of 2no. flagpoles and 4no. CCTV columns:

- 2 x 12m high flagpoles finished in white tapered fibreglass and designed for ground mounting. The poles will be coated in an ultra-hard gel to withstand weather conditions.
- The flagpoles will display a Union Jack flag and St George's flag as per the occupier requirements.
- 4 x 6.6m high CCTV columns with a tilting function and will be painted in RAL 9007 'Grey Aluminium'.

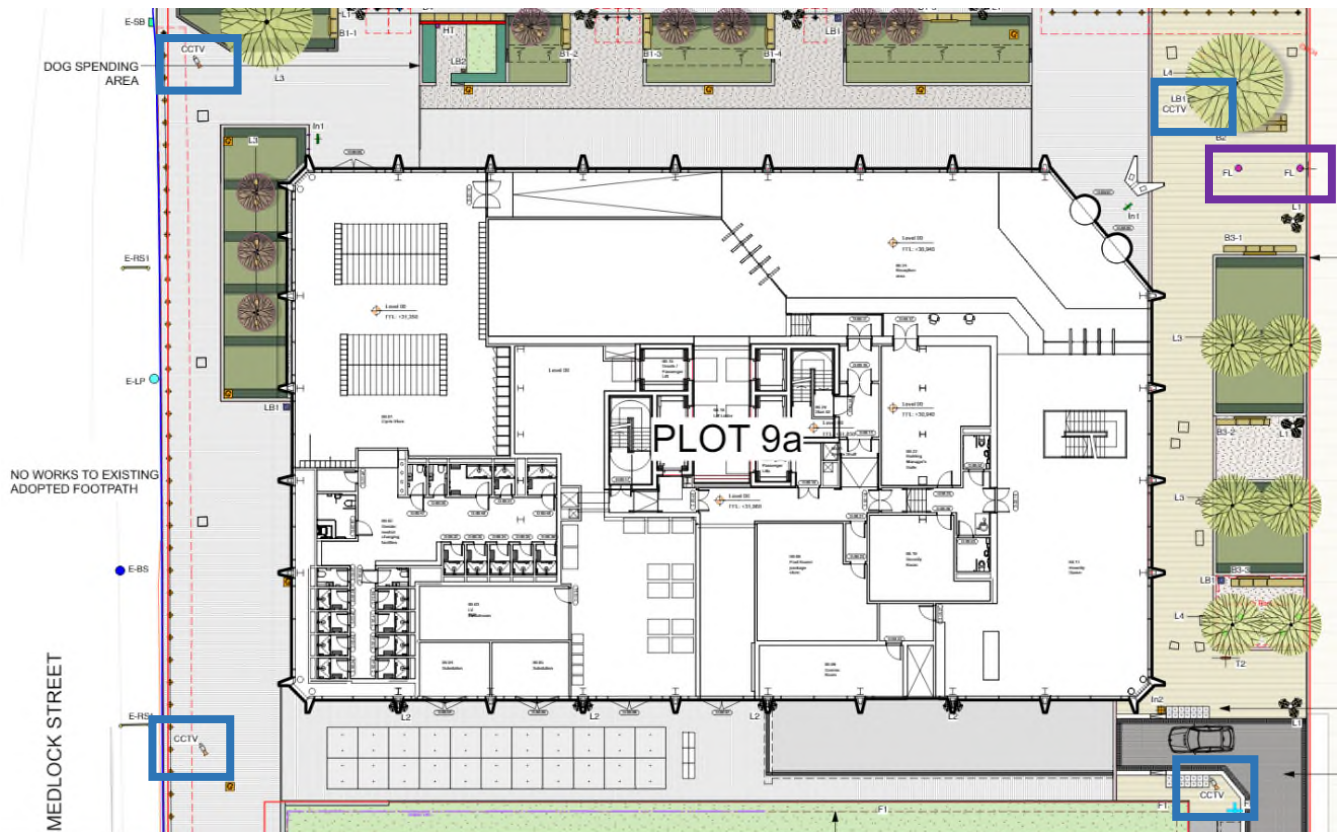


Figure 1 – Site Plan with CCTV columns indicated by blue squares and flagpoles by a purple square

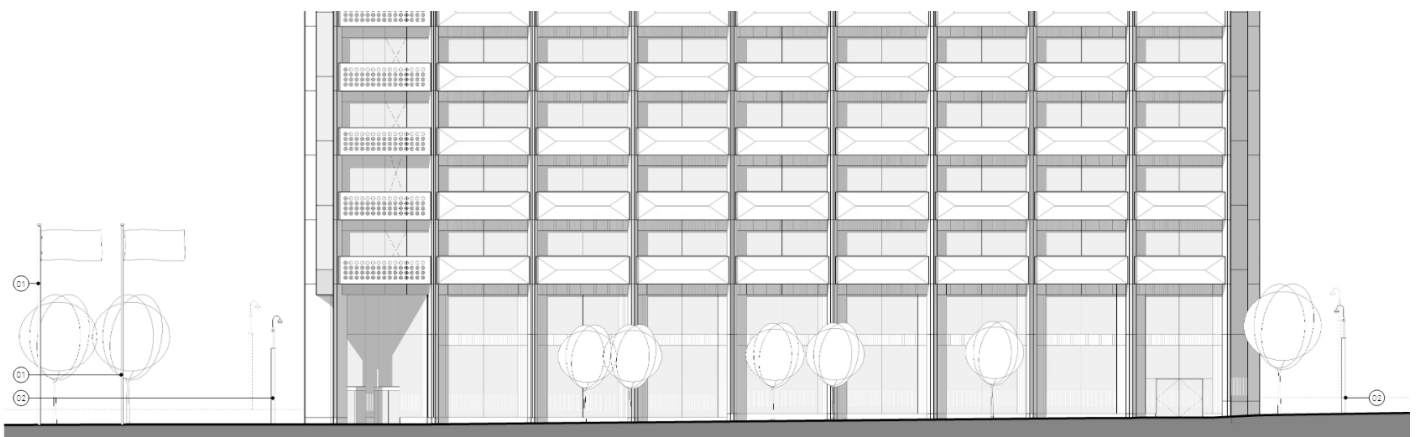


Figure 2 – River Street proposed elevation

Consultations & Notification Responses

Highway Services – No objections

Environmental Health – No objections

Greater Manchester Police – No response received

Cadent Gas – No objection subject to an informative

Publicity – Letters were sent to nearby occupiers informing them of the development and a site notice was displayed at the site. No representations have been received as a result of this publicity.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy DM1 – Development Management
- Policy CC9 – Design and Heritage

National Planning Policy Framework (NPPF):

- Chapter 12 – Achieving well-designed places

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-P1 - Sustainable Places

Issues

Principle

The unit will be occupied by the Government Property Agency, and they are proposing two flagpoles as they are obliged by central government to display a Union Jack flag and a St George's flag. Additionally, the CCTV columns will address security requirements. The proposal will meet therefore meet the needs of the occupier and in principle is acceptable.

Visual amenity

Considering the slim design of the columns and flagpoles and taking into account any other street furniture and vegetation shown on the proposed site plan, the proposal is not considered to result in any excessive visual clutter.

The flagpoles and CCTV columns are considered to be of high quality in terms of their design, materiality and appearance.

The applicant has confirmed the CCTV columns will be painted in RAL 9007 and will have a similar appearance to light columns. A condition has been added requiring the applicant to submit further details of the paint/finish to ensure it is appropriate and has high durability.

The flagpoles will be finished in white fiberglass and will signpost the main entrance of the building from First Street, contributing to more of an active frontage.

Highway network

One column will be positioned at the main entrance (north-east), one will be located at the rear in the south-east corner, one at the rear facing Medlock Street and one at the north-west corner of the site.

The majority of the CCTV columns and flagpoles will not be within the direct sight lines of pedestrians. The CCTV column to the north-east will retain a minimum separation distance of 2.5m for the footpath to the east of the site leading from First Street. This minimum distance is considered to be sufficient and would not obstruct pedestrian movements.

The flagpoles and CCTV columns will be located within the private boundary of Plot 9A, First Street and is not considered to impact on the adopted highway. As such, the Local Highways Authority have not raised any concerns to the proposal.

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

The Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

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:

- Existing Elevation AA River Street - 05662_B1_04_2200 Rev A

- Existing Elevation BB Medlock Street - 05662_B1_04_2201 Rev A
- Elevation CC South Elevation - 05662_B1_04_2202 Rev A
- Elevation DD First Street - 05662_B1_04_2203 Rev A
- Flagpole Company Specification
- Altron Camera Columns Technical Specifications

All stamped as received by the City Council as Local Planning authority on the Received 24th September 2024

- North GA Elevation, Flag Pole & CCTV Column Locations River Street - MN2A-JMA-MB-ZZDR-A-042300 Rev P02
- East GA Elevation, Flag Pole & CCTV Column Locations First Street - MN2A-JMA-MB-ZZ-DRA-042301 Rev P02
- South GA Elevation, Flag Pole & CCTV Column Locations - MN2A-JMA-MB-ZZ-DR-A-042302 Rev P02
- West GA Elevation, Flag Pole & CCTV Column Locations Medlock Street - MN2A-JMA-MBZZ-DR-A-042303 Rev P02
- Proposed Site Plan/Landscaping - MN2A-PLA-ZZ-00-DR-L-000001 Rev CR4
- Covering Letter dated 18th November 2024

All stamped as received by the City Council as Local Planning authority on the Received 18 November 2024

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 and the National Planning Policy Framework.

3) Notwithstanding the details as set out in condition 2 above, prior to the installation of the CCTV columns, full and final details of the finish/paint of the CCTV columns shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented.

Reason: To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The flagpoles hereby approved shall be constructed in the accordance with the following materials:

- 2 x Flagpoles in white fiberglass as referenced on the Proposed Site Plan/Landscaping ref. MN2A-PLA-ZZ-00-DR-L-000001 Rev CR4

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Ground Floor, 1 Tony Wilson Place, Manchester, M15 4FN
Premier Lodge, River Street, Hulme, Manchester, M15 5FJ
17 Jack Rosenthal Street, Manchester, M15 4RA
15 Jack Rosenthal Street, Manchester, M15 4RA
Second Floor, 1 Tony Wilson Place, Manchester, M15 4FN
1 Tony Wilson Place, Manchester, M15 4FN
12 First Street, Manchester, M15 4GU
First Floor, 1 Tony Wilson Place, Manchester, M15 4FN
2 Coleman Street, Manchester, M15 4GD
Fourth Fifth And Sixth Floors, 1 Tony Wilson Place, Manchester, M15 4FN
Third Floor, 1 Tony Wilson Place, Manchester, M15 4FN

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
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) -
Area Team Boundary - Name: CENTRAL