MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139404/FO/2024
Date registered valid:	3 April 2024
Proposal:	Shopfront alterations, including installation of tiling.
Address:	26 Market Street, Manchester, M1 1PW
Ward(s):	Piccadilly Ward
Applicant:	HOP Vietnamese Ltd.
Agent (if any):	Fiona Campbell Pegasus Group
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**20th May 2024**

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 April 2024

Standard consultations:
Printed: 10 April 2024 Expired: 1 May 2024

Neighbour notifications
Printed: 10 April 2024 Expired: 1 May 2024

Site notice
Posted: 15 April 2024 Expired: 7 May 2024

Press advert
Published: 16 April 2024 Expired: 30 April 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The unit is located on the far end of Market Street, on the junction with Cross Street, in the City Centre ward of Piccadilly. There are two shopfront elevations, with the principal northern elevation facing onto Market Street, and a longer western elevation facing onto Cross Street.

Louvred panels are currently affixed above the glazing over both elevations. The vacant unit (Class E) was previously occupied by Samsung. The main entrance to the unit on Cross Street has level access. A secondary entrance on Market Street does not benefit from level access.

Market Street is predominantly commercial in character, comprising of a variety of retail shops, with some café and takeaways units. The area is a primary shopping area of Manchester City Centre.

The street is covered above at the location of the application site by the Manchester Arndale shopping centre.

Cross Street comprises a wide road, and is characterised by retail, food, and drink uses at ground floor level.

The host building is not listed, and it is not located within a Conservation Area. The site is located adjacent to St Ann's Square Conservation Area, the boundary of which runs through the centre of Cross Street, and it sits directly opposite the Grade II listed Royal Exchange on the other side of Cross Street.

Description of Development

The application seeks planning permission for shopfront alterations, including the installation of tiling and the replacement of the louvres at the top of the unit with clear glazing.

Related Applications

139405/AO/2024 - Installation of 3no. internally illuminated fascia signs and 2no. internally illuminated projecting signs.
Approved May 2024.

128715/AO/2020 - Installation of replacement fascia signage comprising new fascia signs including 2no. internally illuminated projecting blade signs and no.3 internally illuminated individual letter signs.
Approved January 2021.

105388/AO/2014/C1 - Retention of internally illuminated signage comprising 3no. fascia panels with individual letter signage attached and 2no. projecting signs with individual letter signage attached.
Approved July 2014.

062321/FO/CITY1/01 - Installation of a new shop front.
Approved July 2001.

062242/AO/CITY1/01 - 3no. illuminated individual letter fascia name signs and 2no. projecting signs.
Approved July 2001.

Consultations & Notification Responses

Highway Services - Requested that some informatives be added concerning Highway issues.

Environmental Health - Advised for a condition to be added to control luminance of the adverts. This condition has been attached to the accompanying advertisement consent application.

Greater Manchester Police - Advised that CCTV should be installed and any alteration to the shop front should be to the Secured By Design standards.

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

The Adopted Core Strategy for the City of Manchester

SP1 (Spatial Principles) - refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents,

consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

EN1 (Design Principles and Strategic Character Areas) - advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character.

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:

o Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
o Development should have regard to the character of the surrounding area.
o 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.
o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
o Community safety and crime prevention.
o Design for health.
o Refuse storage and collection.
o Vehicular access and car parking.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures and environmental sustainability.

Paragraph 2.7 states that Chapter 2 'Design' - outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment, and encourages "the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing and orientation of its buildings should achieve a unified form which blends in with, and links to, adjacent areas.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

Policy JP-P1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality

and well managed green infrastructure and public realm, well served by local shops, services and amenities.

National Policy

Decisions should accord with the requirements of the National Planning Policy Framework (2023), in particular to Section 12 (Achieving Well-Designed Places), which states that:

"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings" (NPPF paragraph 139).
The National Design Guide (January 2021) illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

o Context - enhances the surroundings
o Identity - attractive and distinctive
o Built form - a coherent pattern of development
o Movement - accessible and easy to move around
o Nature - enhanced and optimised
o Public Spaces - safe, social, and inclusive
o Uses - mixed and integrated
o Homes and buildings - functional, healthy, and sustainable
o Resources - efficient and resilient
o Lifespan - made to last

Issues

As the unit in question is already within Class E use, and no further change of use is proposed, only Planning considerations related to the shopfront alterations themselves will be considered, not the use of the premises as a restaurant.

Principle of Development

The principle of shopfront alterations, including the installation of tiling, is accepted. Such alterations are commonplace when new occupiers take over a unit such as this.

Visual Amenity

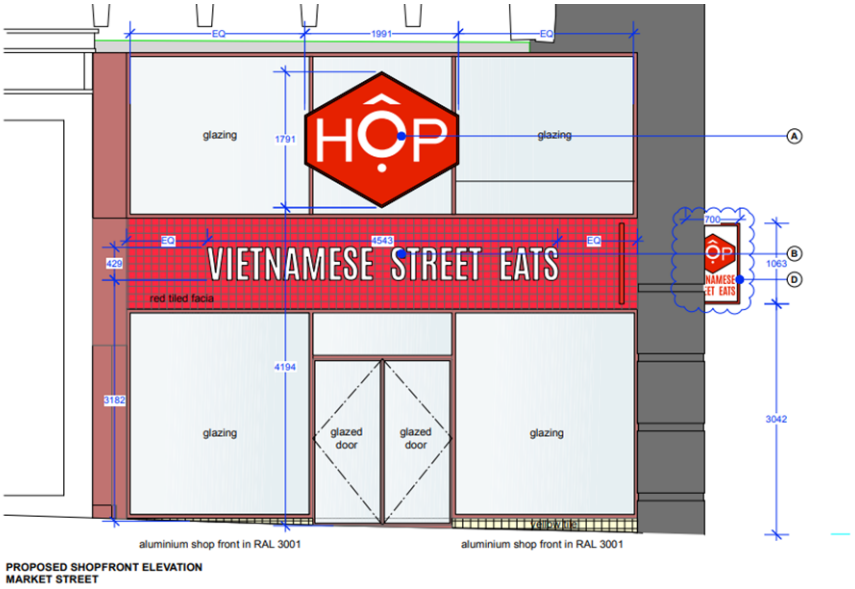
The principle of alternating the higher-level louvres to be replaced by glazing has been accepted previously at the neighbouring units occupied by Costa (28 Market Street) and Tui at (30 Market Street). It is considered that modifying this elevation to have clear glazing instead of higher-level louvres will ensure a more consistent visual cohesiveness across this elevation.

The introduction of the glazing on Market Street is considered to bring an uplift to the unit and opens up the appearance of this unit, which sits on a visually prominent corner at the junction of Cross Street and Market Street. If it has been possible to have opened up the Cross Street elevation in such a manner, by introducing glazing at the higher level to replace the existing louvres, this would have been welcomed. However, it has been clearly demonstrated by the

applicant to the City Council that such an endeavour is not feasible due to the high amount of ducting and ventilation behind the louvres on this elevation.



Existing Market Street Elevation



Proposed Market Street Elevation

The introduction of tiling is considered to provide a visual uplift in the appearance of this unit.

Public Safety

The proposed external alterations are all within the red-line boundary of the site and as such, will not impinge upon the adopted highway.

Waste Management

A refuse storage area is noted within the site, which is acceptable.

Access

There is currently level access into the premises from the entrance on Market Street, this will be unaffected by the works.

The secondary entrance on Cross Street is not level access and not accessible. Whilst it would be ideal to make this entrance more accessible, the City Council are satisfied that sufficient access is provided by the level access entrance on Market Street.

Conclusion

Given the above, it is considered that the proposal is in accordance with the above policies and should be approved.

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 polices 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 based on seeking solutions to problems arising in relation to dealing with the planning application.

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,

- Proposed Market Street Shop Front Elevation P008 F
- Proposed Signage Details P012 F

Received by Manchester City Council as the Local Planning Authority on 16 May 2024:

- Proposed Shop Front Elevation Cross Street (ref. P009 Rev. G)
- Proposed Shop Front Elevation Cross Street (ref. P010 Rev. H)
- Proposed Shop Front Elevation (ref. P011 Rev. G)

Received by the City Council, as Local Planning Authority, on the 28 May 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 saved policies DC14 and DC18.1.

3) The development shall be carried out in accordance with the following measures identified by Greater Manchester Police Crime Prevention Team, Design for Security and Prevent and Secure. The development shall only be carried out in accordance with these details.

A) Any new external fittings to the shop front (i.e. shutters, windows or doors) shall be certified to Secured by Design standards.

B) A CCTV system shall be included within these premises and shall be capable of capturing any anti-social behaviour.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

Informatives

1) For any proposed construction or fitout arrangements, where there is an impact on the highway, this should be accommodated within the site and that there will be no impact on the adjacent highway. The applicant should note that this activity should not detrimentally impact the operation of adjacent units.

That any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with the council's Highway Network Management teams via Email - highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk

Please be aware of the details of working safely near Metrolink, which can be found on the Metrolink Website at; https://www.tfgm.com/public-transport/tram/workingsafely. This document provides contact details for the Metrolink Operator in order that the proposed method of erection can be discussed, and relevant permits obtained.

2) The applicant is to be advised of the details of working safely near Metrolink which can be found on the Metrolink Website at; https://www.tfgm.com/public-transport/tram/workingsafely. This document provides contact details for the Metrolink Operator in order that the proposed method of erection can be discussed, and relevant permits obtained.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Ocean Dental Manchester, Second Floor, Boots, 32 Market Street, Manchester, M1 1PL
Boots, 32 Market Street, Manchester, M1 1PL
Kiosk 19A, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 19, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Units R10 To R19, Arndale Centre, Market Street, Manchester, M4 3AT
City Health Centre, Second Floor, 32 Market Street, Manchester, M1 1PL
Unit R36, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R35, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R34, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R33, Arndale Centre, Market Street, Manchester, M4 3AT
Units R31 And R32, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R30, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R29, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R28, Arndale Centre, Market Street, Manchester, M4 3AT
Units R26 And R27, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R25, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R24, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R23, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R22, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R21, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R20, Arndale Centre, Market Street, Manchester, M4 3AT
Advertising Right JC Decaux Outside 1, Cross Street, Manchester, M2 1HX
8 - 10 Cross Street, Manchester, M2 7AE
Scappaticci, Kiosk Adjacent 42 To 46, Market Street, Manchester, M1 1PW
Stall Opposite Unit R23, Arndale Centre, Market Street, Manchester, M4 3AT
Stall Opposite Unit R21, Arndale Centre, Market Street, Manchester, M4 3AT
NatWest, 19 Market Street, Manchester, M1 1WR
Hutchinson 3G, 27B Market Street, Manchester, M1 1WR
Marks And Spencer, 7 - 17 Market Street, Manchester, M1 1PT
1 Cross Street, Manchester, M2 1HX
3 Cross Street, Manchester, M2 1WE
14 Market Street, Manchester, M1 1PT
29A Market Street, Manchester, M1 1WR
Kiosk 12, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 11, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 10, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 9, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 8, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
27 Market Street, Manchester, M1 1WR
Kiosk 6, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
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 3, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
McDonald's, Kiosk 2, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 1, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 7, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
19A Market Street, Manchester, M1 1WR
12 Market Street, Manchester, M1 1PT

16 Market Street, Manchester, M1 1PT
Royal Exchange Theatre, Exchange Street, Manchester, M2 7HA
25 Market Street, Manchester, M1 1WR
2A Cross Street, Manchester, M2 7AE
23 Market Street, Manchester, M1 1WR
28 Market Street, Manchester, M1 1PW
21 Market Street, Manchester, M1 1WR
30 Market Street, Manchester, M1 1PW
2 Cross Street, Manchester, M2 7AE
Unit R9, Arndale Centre, Market Street, Manchester, M4 3AT

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL