

Planning Department
Manchester City Council
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Town Hall
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M60 2LA

Manchester
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Manchester M4 5DL
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26 January 2024

Your Ref: PP-12759617

Dear Sir / Madam

Application for the installation of Automated Telling Machine on the Dantzic Street Elevation, Printworks, Manchester.

On behalf of our client, DTZ Investors ('the applicant'), we have submitted a full planning application for the installation of Automated Telling Machine on the Dantzic Street elevation of the Printworks, Manchester ('the site').

The application is submitted alongside the following documents:

- This cover letter;
- The application forms;
- Site Location Plan (Drawing ref. PWM-CDA-ZZ-DR-A-21-PL-2000 P1);
- Proposed Unit 25 ATM Location Plan (Drawing ref. PWM-CDA-01-ZZ-DR-A-21-0036 P9); and
- Proposed Elevation Dantzic & Balloon Street (Drawing ref. PWM-CDA-01-ZZ-DR-A-PL-1020 P11).

The application has been submitted via the Planning Portal (ref: PP-12759617), and the requisite application fee (£357.00) has been paid under separate cover.

The Site and Surrounding Area

The site is located along the Dantzic Street elevation of Printworks. The Printworks building is occupied by a range of commercial units, including food and drink outlets, such as Wagamama, Hard Rock Café and Wetherspoons, in addition to other leisure uses such as Treetop Golf, Vue Cinema, Tempin (bowling), and Nuffield Gym.

The site is bound to the south east by a five-storey building with commercial premises at ground floor level, and residential apartments above. To the south of the site are a number of mixed-use buildings and one partly vacant building, with the Arndale Centre set just beyond. To the north of the site are a number of office buildings, alongside Manchester Shudehill Interchange and Printworks NCP car park to the north east.

Dantzic Street is a key arterial route between the office development and tram interchange located to the north and the commercial services including the Arndale Centre located to the south. As such, it experiences high levels of foot fall throughout the day.

The site lies within the Manchester City Centre and Regional Centre boundaries as defined on the adopted proposals map and is located within the Shudehill Conservation Area.

The Proposal

The application is seeking consent for the installation of an Automated Telling Machine ('ATM') along the ground floor elevation on Dantzic Street. The ATM would measure 640mm x 540mm (width by length respectively). The ATM will sit within the glazed frontage and maintain the vertical emphasis of the framing along the elevation.

Policy Context

The development plan for Manchester City Council comprises the Manchester Core Strategy Development Plan Document (adopted July 2012) and extant Unitary Development Plan ('UDP') Policies (adopted July 1995).

The Council's website provides an appraisal of Shudehill Conservation Area ('the Conservation Area Appraisal'), detailing its historic context and development control measures for proposals.

The primary 'other material consideration' in relation to this application is the National Planning Policy Framework December 2023 ('the Framework'). The Framework sets out the Government's planning policies and how these are expected to be applied.

We address the relevant policies and other material considerations as part of the assessment of the proposal below.

Planning Assessment

Principle of Development

The proposal seeks planning permission for the installation of an ATM on the Dantzic Street elevation of the Printworks, Manchester.

Matters which require consideration are whether the siting, scale and appearance of the structure is acceptable, particularly when taking account of the site's location within the designated Conservation Area. In addition, consideration will be given as to whether there are any impacts on surrounding residential amenity and crime and safety in the local area.

Location and Security Considerations

Policy SP1 states that it is important that development in all parts of the City should make a positive contribution to neighbourhoods of choice, in particular, ensuring the health, safety and wellbeing of residents.

Policy DM1 of the Core Strategy goes further and states that all development must have regard for community safety and crime prevention.

The site is located on a busy main road close to other commercial and residential units. As confirmed within the pre-application response from Greater Manchester Police ('GMP') (**Appendix 1**), Dantzic Street experiences high levels of footfall, and as such, there are already good levels of natural surveillance present.

In considering the levels of crime associated with the location of the site, it is important to draw on precedent of ATM approvals within Manchester City Centre. One such approval is planning permission reference 134246/FO/2022, which permitted the installation of new ATMs at Alliance House, 30 Cross Street (August 2022).

The crime levels within a half mile radius of the above listed application can be seen at **Appendix 2**. This details that a total of 37 crimes were committed between the period of November 2020 – November 2023. Of these crimes, five (or 13.5%) were related to theft from persons and 26 (or 70.3%) were related to violence.

Comparing the above with the application site, **Appendix 3** details the crime levels within a half mile radius of the Printwork's postcode (M4 2AD). A total of 27 crimes were committed between the period of November 2020 – November 2023, of which 1 (or 3.7%) was related to theft from persons and 17 (or 63.0%) were related to violence.

It is evident that the Council was willing to accept a proposal for the installation of an ATM in a location within Manchester City Centre which experiences higher levels of crime than that of the site. It is therefore considered that the proposed ATM would therefore be installed at an appropriate location, with no concerns raised in respect of safety. This is further emphasised at Appendix 1, where GMP provide no objection to the proposal.

Nevertheless, the safety and security of potential users is of high importance and the following measures are proposed to be conditioned upon approval:

- The proposed steel service door will be security-certified to LPS 1175 SR3 or above and fitted with a door viewer (fitted at a height of between 1200mm and 1500mm). Ideally, it should not be recessed.
- Lighting will be provided to the area around the ATM to an adequate and uniform level, so as not to allow any areas of pooling/shadowing.
- Defensible space ground markings (e.g. 1sqm. painted area, change in surface texture, metal studs within pavement etc.) will be employed at the front of the ATM to indicate that only one user at a time may enter the space (see opposite). Markings should also indicate the location and direction of queuing. External queues should be encouraged to form against the elevation of the building rather than across the pavement and into the street or across service or escape doors, where they might obstruct pedestrian flows and may cause conflicts to arise. Such 'pinch-points' attract can also be attractive to pick-pockets.
- The ATM will be covered by CCTV that should view the area and the users of the ATM, but not the ATM keypad itself.
- The cash-in-transit vehicle will be able to park as close as possible to the ATM service door (ideally within a hatched area to indicate it is to be kept clear), in order to reduce the amount of time that replenishment staff are accessible and potentially vulnerable.

Given the above, it is evident that the site is situated within a suitable location and the proposal can be considered acceptable in terms of a crime prevention standpoint. The proposal therefore complies with policies SP1 and DM1.

Access

Policy SP1 of the Core Strategy sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community

The installation of the ATM has been designed to anticipate and overcome the restriction that would prevent disabled persons from making full use of the service to be provided together with the needs of more vulnerable people from protection of attack and intimidation. The ATM will be installed at a suitable height in order that the cash dispenser can be easily accessed, in accordance with Disability Discrimination Act regulations.

Key 5 will have raised markings for blind persons to identify the centre key. The display screen will be carefully shielded from ambient lighting to prevent glare and reflection, ensuring a clear and sharp image is visible by both standing and seated users.

It is therefore considered that the ATM would be suitable in terms of access matters, and compliant with policy SP1.

Impact on Highways

Paragraph 111 of the Framework states that development proposals should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The ATM is building mounted and does not impact on or over-sail the adopted highway. Dantzic Street benefits from wide pavements, and it is considered the vicinity of the ATM appears sufficiently wide so that any queuing for the machine can be accommodated without inconveniencing passing pedestrians.

Given the above, it is considered that the proposal is acceptable in terms of highway matters.

Visual Amenity

Policy DM1 of the Core Strategy states that all development should have regard to the following specific issues including appropriate siting, layout, scale, form, massing, materials and detail.

Policy EN1 encourages all development in Manchester to follow the seven principles of urban design as set out within the Core Strategy.

The proposed ATM is small scale and set within a prominent elevation of the Printworks. The ATM will sit within the glazed frontage and maintain the vertical emphasis of the framing along the elevation. It is therefore not considered that the proposed ATM would have a detrimental impact on the visual amenity of the frontage and maintains the character of the surrounding area.

Heritage Impact

Policy CC9 of the Core Strategy requires Development in Manchester City Centre to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN3 states that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

The Site is located within Shudehill Conservation Area. The Conservation Area Appraisal confirms that the site lies within an area deemed suitable for commercial purposes and supports development which enhances the prosperity of the area.

The Conservation Area Appraisal states that, as with all development, proposals are considered in their context. The proposed ATM is set within the elevation of the Printworks, which is modern in appearance with its grey metal panels, brick work and fascia signage. Given that the proposed ATM is small in scale, it is considered that it will have a negligible impact on the surrounding setting and is considered acceptable in terms of heritage impacts.

Summary and Conclusions

In summary, it has been demonstrated that the proposal is policy compliant in matters relating to the siting, scale and appearance of the structure. In addition, it has been evidenced that the proposal is acceptable from a crime and safety standpoint.

I trust the enclosed information will be sufficient to validate the application. Should you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely



Megan Douglas

Planner

m.douglas@nexusplanning.co.uk

Appendix 1 – Pre-application Response from Greater Manchester Police

From: [Jack Naven](#)
To: [Heather Lindley-Clapp](#)
Cc: [Jennifer Atkinson](#)
Subject: Re: 137052/AO/2023
Date: 04 October 2023 16:17:52
Attachments: [image002.png](#)

Many thanks Heather.

In the meantime, I have received the pre-application response from Design and Security at Greater Manchester Police regarding the proposed new ATM at The Printworks on Dantzic Street. Please see a summary of their advice below.

Although the route is busy with pedestrian footfall and the pavement is wide (meaning pedestrians are not funnelled into too close a proximity with the ATM user), the site is not particularly well-overlooked by occupied premises on the either side of the street and the general area is a hotspot for assaults, robberies and thefts (which particularly occur late at night/over the weekend, when the nearby licensed premises are likely to be busy).

Although it is preferred for the ATM to front onto the internal route through the Printworks (where the environment is more controlled/overlooked and access to it late at night, when users are likely to be most vulnerable, would be prevented), if the Council are minded to approve an application for the ATM on Dantzic Street, the following measures are considered essential to secure the ATM, as well as protect its users/replenishers and it is recommended that they are conditioned as part of any approval:

- The proposed steel service door should be security-certified to LPS 1175 SR3 or above and fitted with a door viewer (fitted at a height of between 1200mm and 1500mm). Ideally, it should not be recessed.
- Lighting should be provided to the area around the ATM to an adequate and uniform level, so as not to allow any areas of pooling/shadowing.
- Defensible space ground markings (e.g. 1sqm. painted area, change in surface texture, metal studs within pavement etc.) should be employed at the front of the ATM to indicate that only one user at a time may enter the space (see opposite). Markings should also indicate the location and direction of queuing. External queues should be encouraged to form against the elevation of the building rather than across the pavement and into the street or across service or escape doors, where they might obstruct pedestrian flows and may cause conflicts to arise. Such 'pinch-points' attract can also be attractive to pick-pockets.
- The ATM should be covered by CCTV that should view the area and the users of the ATM, but not the ATM keypad itself.
- The cash-in-transit vehicle should be able to park as close as possible to the ATM service door (ideally within a hatched area to indicate it is to be kept clear), in order to reduce the amount of time that replenishment staff are accessible and potentially vulnerable.

It should be advised that this advice above strictly relates to the security concerns from the

Police. All the visual amenity, highways/public safety and lighting pollution concerns would have to be discussed with the Local Planning Authority, as these concerns would have to be addressed as well before a Planning application is made.

The City Council would advise that the client takes onboard the advice from Greater Manchester Police, assess whether they would like to continue with the proposal in the currently proposed location or whether it would be more suitable in another location (preferably on the internal route through the Printworks), and then return to the City Council to discuss all other Planning matters further.

Kind Regards

Jack Naven

Assistant Planning Officer

Development Management - Central Team

Planning, Building Control & Licensing - Growth and Development Directorate

Manchester City Council

Please note that Tuesdays are a non-working day for me, I will respond to your email when I return to the office

Notice of upcoming leave:

9th October

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Email: jack.naven@manchester.gov.uk

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Heather Lindley-Clapp <h.lindley-clapp@nexusplanning.co.uk>

Sent: 02 October 2023 7:13 PM

To: Jack Naven <jack.naven@manchester.gov.uk>

Cc: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Subject: RE: 137052/AO/2023

Hi Jack.

Firstly, thank you for the update on Corporation Street, I will feedback your concerns to the team.

Secondly, I can only apologise in respect of Dantzic Street. I was also unaware of the signage being in place, so apologies it was not mentioned on the 19th.

I will send over the revised drawing ASAP so we can move this forward.

Appendix 2 – Crime Statistics within a ½ mile radius of M4 7AQ (November 2020 – November 2023) (Source: UKCrimeStats.com)

	Total	Other	Public Order	Weapons	Theft from Person	Bike Theft	Drugs	Other Theft	CD&A	Shoplifting	Violent	Vehicle	Robbery	Burglary	ABS
Nov 2023	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0
Oct 2023	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0
Sep 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug 2023	2	0	0	0	0	1	0	0	0	0	1	0	0	0	0
Jul 2023	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0
Jun 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
May 2023	4	0	0	0	0	0	0	2	0	0	2	0	0	0	0
Apr 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Mar 2023	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Feb 2023	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3
Jan 2023	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Dec 2022	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Nov 2022	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Oct 2022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep 2022	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3
Aug 2022	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Jul 2022	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Jun 2022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
May 2022	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2

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Apr 2022	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2
Mar 2022	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Feb 2022	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Jan 2022	0	0	0	0	1	0	0	0	0	0	0	0	0	1	2
Dec 2021	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Nov 2021	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2
Oct 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep 2021	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Aug 2021	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2
Jul 2021	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Jun 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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May 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apr 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mar 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Feb 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jan 2021	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Dec 2020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov 2020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 3 – Crime Statistics within a ½ mile radius of M4 2AD (November 2020 – November 2023) (Source: UKCrimeStats.com)

	Total	Other	Public Order	Weapons	Theft from Person	Bike Theft	Drugs	Other Theft	CD&A	Shoplifting	Violent	Vehicle	Robbery	Burglary	ABS
Nov 2023	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0
Oct 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug 2023	2	0	0	0	0	1	0	0	0	0	1	0	0	0	0
Jul 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jun 2023	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0
May 2023	3	0	0	0	0	0	0	1	0	0	2	0	0	0	0
Apr 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Mar 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Feb 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jan 2023	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Dec 2022	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Nov 2022	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Oct 2022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep 2022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug 2022	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Jul 2022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jun 2022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
May 2022	0	1	0	0	1	0	0	0	0	0	1	0	0	0	3

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Apr 2022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mar 2022	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Feb 2022	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Jan 2022	0	0	0	0	1	0	0	0	0	0	0	0	0	1	2
Dec 2021	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Nov 2021	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Oct 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug 2021	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Jul 2021	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Jun 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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May 2021	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Apr 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mar 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Feb 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jan 2021	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Dec 2020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov 2020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	