

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139114/FO/2024

Date registered valid: 9 February 2024

Proposal: Installation of an Automated Telling Machine along with associated external alterations.

Address: The Printworks, Withy Grove, Manchester, M4 2BS

Ward(s): Piccadilly Ward

Applicant: DTZ Investors

Agent (if any): Megan Douglas Nexus Planning

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 March 2024

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 February 2024

Standard consultations:

Printed: 13 February 2024 Expired: 5 March 2024

Neighbour notifications

Printed: 13 February 2024 Expired: 5 March 2024

Site notice

Posted: 13 February 2024 Expired: 5 March 2024

Press advert

Published: 20 February 2024 Expired: 5 March 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Shudehill Conservation Area 1987

Tree Preservation Order: Not applicable

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.

The site is bound to the southeast 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 northeast.

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.

Description of Development

The proposal seeks the installation of an Automated Telling Machine along with associated external alterations.

The proposed ATM is building mounted and recessed. A CCTV camera will be installed above and slightly off to the side of the ATM.

A new secure door will be provided that will open inward away from the adopted highway.

Consultations & Notification Responses

Highway Services - No objections.

Environmental Health – No comments.

Greater Manchester Police – no objections subject to conditions relating to security measures.

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 main policies that relate to the development are as follows:

The Adopted Core Strategy for the City of Manchester

The following Core Strategy policies are considered relevant to this application:

Policy DM1 (Development Management) states that all development should have regard to

- appropriate siting, layout, scale, form, massing, materials and detail,
- the effects on amenity including light and road safety,
- the impact on the character of the surrounding area in terms of design, scale and appearance,
- vehicular access and car parking
- effects relating to landscape, archaeological or built heritage.

Policy SP1 (Spatial Principles) states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, creating well designed places that enhance or create character, consider the needs of all members of the community, and protect and enhance the built environment.

Policy EN1 (Design Principles and Strategic Character Areas) states that development should contribute positively to the experience of all at street level.

Policy EN3 (Heritage) 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, listed buildings and conservation areas.

Policy CC9 (Design and Heritage) states that particular attention to be given to the City Centre context and character and contribute to a coherent and integrated physical environment.

Unitary Development Plan for the City of Manchester (1995)

Relevant saved policies **DC14**, **DC18**, and **DC19**.

National Policy

The **National Planning Policy Framework (2023)** section **12 (Achieving well-designed places)** and **16 (Conserving and enhancing the historic environment)**.

Sections 16 (2), 72(1) and 66 of (Listed Buildings and Conservation Areas) Act 1990.

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. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

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.

Policy JP-S1 (Sustainable Development) aims to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Issues

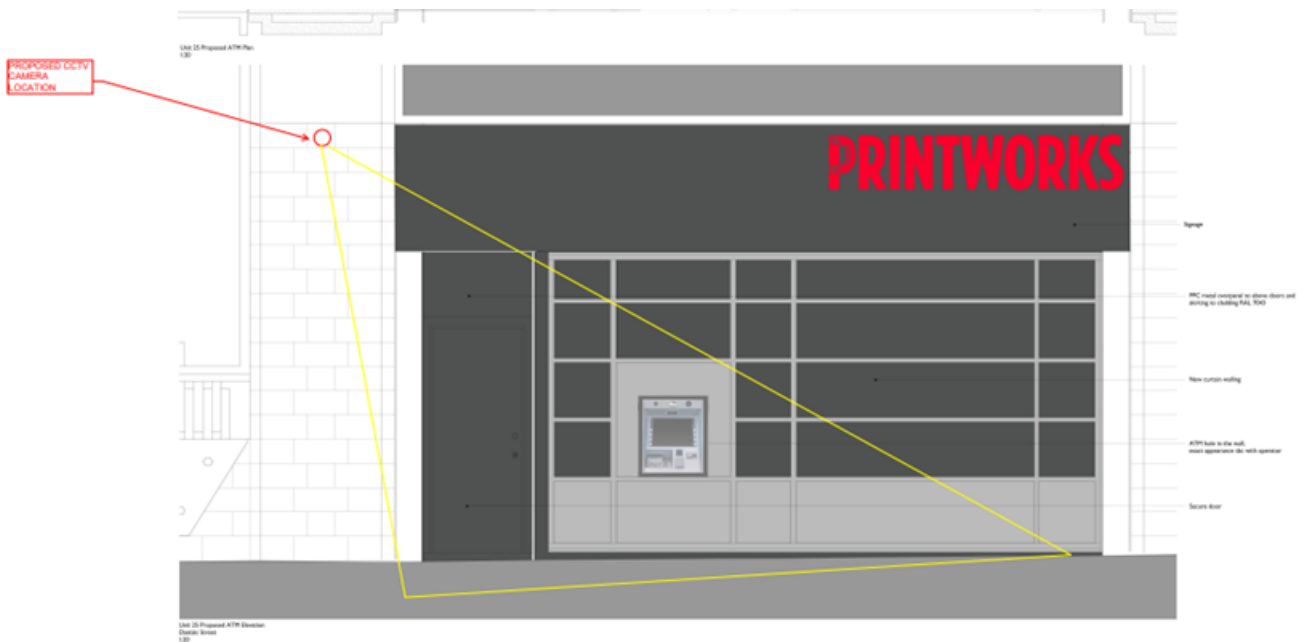
The main issues to consider are the principle of the development, visual amenity, public safety, and access.

Principle of Development

There is no objection to the principle of installing an automated telling machine in this location. However, the principle must be weighed against the other material considerations in order to confirm approvability.

Visual Amenity

It is not considered that the proposal would have any significant negative impact upon the visual amenity of the building itself, or on the surrounding street scene and conservation area.



Proposed Elevation

Public Safety

The pedestrian footway within the vicinity of the ATM is sufficiently wide, at approximately 2.9m in width, so that any queuing for the machine can be accommodated without inconveniencing passing pedestrians on the adjacent footway.

A new secure door will be included as a part of the external alterations. The proposed steel service door will be security-certified to LPS 1175 SR3 or above and fitted with a door viewer. This is per the guidance from Design for Security. This door will open inward away from the adopted highway and so will have no impact upon safety.

In terms of concerns over a potential increase in opportunities of crime that might be posed by such a development, Dantzic Street experiences high levels of footfall, and as such, there are already good levels of natural surveillance present.

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.

The ATM will be covered by CCTV that will 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, in order to reduce the amount of time that replenishment staff are accessible and potentially vulnerable.

Access

The ATM will be recessed into the building and will not protrude out. There is level access from the adopted highway for all users to access the machine.

The secured door opening inwards will have no impact on access.

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 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

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 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;

Received by Manchester City Council as the Local Planning Authority on 29 January 2024:

- Location Plan
- Proposed Dantzic and Balloon Street Elevation PWM-CDA-01-ZZ-DR-A-PL 1020 P11
- Proposed Unit 25 ATM Location PWM-CDA-01-ZZ-DR-A-21-0036 P9

Received by Manchester City Council as the Local Planning Authority on 09 February 2024:

- ATM Doorset Detail

Received by Manchester City Council as the Local Planning Authority on 14 February 2024:

- Proposed ATM-A1 PWM-CDA-01-ZZ-DR-A-SK-0137 P1

Received by Manchester City Council as the Local Planning Authority on 15 March 2024:

- Proposed DS-2CD2746G2-IZS Datasheet

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) Prior to the ATM hereby approved being brought into use, the following security measures shall be implemented.

- The proposed steel service door will security-certified to LPS 1175 SR3 or above and fitted with a door viewer (fitted at a height of between 1200mm and 1500mm), as per
- 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. 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' can also be attractive to pick-pockets.
- The ATM will be covered by CCTV that will view the area and the users of the ATM, but not the ATM keypad itself.
- The cash-in-transit vehicle shall 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.

The measures shall remain in situ for as long as the development remains in use.

Reason - In the interests of visual amenity, pursuant policy DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat 410, 8 Dantzic Street, Manchester, M4 2AD
Flat 409, 8 Dantzic Street, Manchester, M4 2AD
Flat 408, 8 Dantzic Street, Manchester, M4 2AD
Flat 407, 8 Dantzic Street, Manchester, M4 2AD
Flat 406, 8 Dantzic Street, Manchester, M4 2AD
Flat 405, 8 Dantzic Street, Manchester, M4 2AD
Flat 404, 8 Dantzic Street, Manchester, M4 2AD
Flat 403, 8 Dantzic Street, Manchester, M4 2AD
Flat 402, 8 Dantzic Street, Manchester, M4 2AD
Flat 401, 8 Dantzic Street, Manchester, M4 2AD
Flat 310, 8 Dantzic Street, Manchester, M4 2AD
Flat 309, 8 Dantzic Street, Manchester, M4 2AD
Flat 308, 8 Dantzic Street, Manchester, M4 2AD
Flat 307, 8 Dantzic Street, Manchester, M4 2AD
Flat 306, 8 Dantzic Street, Manchester, M4 2AD
Flat 305, 8 Dantzic Street, Manchester, M4 2AD
Flat 304, 8 Dantzic Street, Manchester, M4 2AD
Flat 303, 8 Dantzic Street, Manchester, M4 2AD
Flat 302, 8 Dantzic Street, Manchester, M4 2AD
Flat 301, 8 Dantzic Street, Manchester, M4 2AD
Flat 210, 8 Dantzic Street, Manchester, M4 2AD
Flat 209, 8 Dantzic Street, Manchester, M4 2AD
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Flat 107, 8 Dantzic Street, Manchester, M4 2AD
Flat 106, 8 Dantzic Street, Manchester, M4 2AD
Flat 105, 8 Dantzic Street, Manchester, M4 2AD
Flat 104, 8 Dantzic Street, Manchester, M4 2AD
Flat 103, 8 Dantzic Street, Manchester, M4 2AD
Flat 102, 8 Dantzic Street, Manchester, M4 2AD
Flat 101, 8 Dantzic Street, Manchester, M4 2AD
Kiosk, 18 - 20 Dantzic Street, Manchester, M4 2AE
Ground Floor, 7 - 9 Thorniley Brow, Manchester, M4 2AB
Basement To First Floor, 7 - 9 Thorniley Brow, Manchester, M4 2AB
12 - 22 Thorniley Brow, Manchester, M4 2AJ
10 Dantzic Street, Manchester, M4 2AD
18 - 20 Dantzic Street, Manchester, M4 2AE
Ground Floor And First Floor, 5 Well Street, Manchester, M4 2AB

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

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Shudehill Conservation Area 1987

Area Team Boundary - Name: CENTRAL