MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138705/FO/2023
Date registered valid:	1 December 2023
Proposal:	Installation of 2no. automated teller machines (ATMs) to replace existing automated teller machines.
Address:	86 - 88 Market Street, Manchester, M1 1PD
Ward(s):	Deansgate Ward
Applicant:	Barclays Bank Plc
Agent (if any):	Mrs Leah Purvis Harcroft Consulting
Case officer:	Gerry Reilly Tel: 0161 234 4163 Email: gerry.reilly@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	11 January 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8 December 2023

Standard consultations:
Printed: 8 December 2023 Expired: 29 December 2023

Neighbour notifications
Printed: 8 December 2023 Expired: 29 December 2023

Site notice
Posted: 8 December 2023 Expired: 29 December 2023

Press advert
Published: 12 December 2023 Expired: 26 December 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

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

Tree Preservation Order:

The Site - 86 -88 Market Street is a five-storey building occupying a prominent location opposite the Arndale Centre, and is also within the Upper King Street conservation area. The lower floors of the building are occupied by Barclays Bank. In 2018 planning permission was granted for 118823/FO/2018 Change of use of floors 2-5 from a single flat and offices to 18 flats, including alterations to external elevations to provide an additional storey, new circulation core, additional windows and improvements to public realm at 86-88 Market Street, Manchester, M1 1PD. This scheme seems to have been implemented. There is an intercom located at the back entrance for people wishing to contact residents of the upper floor flats.

The surrounding area contains a mix of uses, including retail, offices, bars, restaurants, banks and building societies.

In 2019 planning permission was granted for "Main shopfront to be retained and refurbished. Right hand section of glazing and existing 2no. ATM's to be removed and glazing replaced to enable the installation of 2no. QSP machines, with associated CCTV". (123789/FO/2019). QSP = Quick Service Point

The application under consideration seeks consent for the "Installation of 2no. automated teller machines (ATMs) to replace existing automated teller machines.

The works comprise the removal of the two existing external Quick Service Point machines to the right-hand side of the bank frontage. Two new Smart ATMs are to be installed in the space

occupied by the existing machines. New glazing is to be installed existing with apertures to suit the new ATMs are to be installed in the space occupied by the existing machines. New glazing is to be installed to match existing with apertures to suit the new ATMs.

Description of area

Description of development

Consultations & Notification Responses

Publicity - The application has been advertised in the Manchester Evening News as affecting a Conservation Area and a Listed Building:. A notice was displayed at the site and the occupiers of nearby properties have been consulted.

No representations have been received as a result of this publicity.

Highway Services - The proposed ATM is building mounted. It would be useful if the applicant could please provide information on the projection distance of the ATM.

Market Street is a pedestrianised zone. The footway 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 footway.

The location of the ATM does not raise any highway safety or capacity concerns. Many of the ATM users would arrive on-foot or by sustainable modes. There are Traffic Regulation Orders in place along Market Street in the form of no vehicles allowed and no waiting at any time restrictions except for when loading/unloading. Automatic bollards are in place on Market Street via Fountain Street for vehicle access.

It would be useful to understand whether there will be any illuminating signs associated with the new smart ATMs. It is noted that maximum level of luminance is 600cd/m2 stated by the Lighting Engineers with Institute of Lighting Professionals.

The proposed ATM is therefore all contained within the private boundary to the building and would therefore have no highway implications.

The above comments have been passed to the applicant so they can answer the queries. Those responses have now been received and Highways have said that "This is fine now".

Greater Manchester Police - no response to the consultation sent out 08.12.2023

Issues

Visual amenity -The works comprise the removal of the two existing external QSPs (quick service points) to the right hand side of the bank frontage. Two new Smart ATMs are to be installed in the space occupied by the existing machines. New glazing is to be installed to match existing with apertures to suit the new ATMs.

The proposed external alterations are relatively minor in nature and as such are considered to be acceptable as it is felt that the proposal would not adversely affect the appearance of the building or visual amenity within the area, including the Upper King Street Conservation Area.

Security - Greater Manchester Police were consulted on the application but no response to the consultation sent out 08.12.2023 has been received. However, GMP were consulted on the above-mentioned 123789/FO/2019 and a response was received which raised no objections to the proposal, a condition relating to the security of the replacement QSP machines was attached, and the applicant confirmed via email that the recommendations will be implemented.

The condition attached to the above application is reproduced below:

Notwithstanding condition 2, prior to the first use of the hereby approved No. 2 external QSP machines, the following security measures:

- Lighting should be provided to the area around the proposed ATM to an adequate and uniform level, so as not to allow any areas of pooling/shadowing.

- Defensible space ground markings (e.g. 1m2 painted area, change in surface texture, metal studs within paving etc.) should be employed and maintained at the front of the ATM to indicate that only one user at a time may enter the space.

- The proposed ATM should be protected by a closed circuit television system that should view the area and the users of the ATM, but not the ATM keypad itself.

- Replenishment of the ATM should be carried out from a secure area inside the host building / while the public are excluded from the building. A dedicated parking area should be provided for the cash-in-transit vehicle within the immediate vicinity of the ATM.

- The ATM itself must be securely anchored, alarmed and should include a banknote degradation system or similar - in-line with the attached ATM Security Working Group Guidelines document.

shall be fully implemented and operational, and such security measures shall be retained and maintained in good working order thereafter.

A site visit undertaken on 11th January has revealed that the first and third points of the condition have been implemented. However, the second part, relating to defensible space ground markings has not been discharged. It is considered that the suggestions of 1m2 painted area or change in surface texture would have an unacceptable impact on visual amenity on this part of Market Street and so will be removed from the condition attached to this permission but the third option, metal studs within paving, will be included. The fourth and fifth points above will also be included.

Highways considerations - Highway services were consulted on the application and have

raised no objections to the proposal, an informative regarding any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements has been attached.

Access - The ATM machines are to be fully accessible to disabled users.

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan as the document that sets out the long term strategic planning

policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

For the above reasons, the proposal is considered to be acceptable and consistent with policies SP1 and DM1 of the Core Strategy.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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:

Drawings
BB Manchester Market St. - Listed building/Planning application drawing Dwg no. ISG-BB-17317-01 received and Location Plan Site Address: 86-88, Market Street, Manchester, M1 1PD both received by the Planning Service as Local Planning Authority on 1st December 2023.

Documents
Design and Access Statement to support planning application no PP-12643050 by Harcroft Consulting received by the Planning Service as Local Planning Authority on 1st December 2023.

Photos
The photos received by the Planning Service as Local Planning Authority on 1st December 2023.

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.

3) Notwithstanding condition 2, prior to the first use of the hereby approved No. 2 external QSP machines, the following security measures:

- Defensible space ground markings i.e. metal studs within paving should be employed and maintained at the front of the ATM to indicate that only one user at a time may enter the space.

- Replenishment of the ATM should be carried out from a secure area inside the host building / while the public are excluded from the building. A dedicated parking area should be provided for the cash-in-transit vehicle within the immediate vicinity of the ATM.

- The ATM itself must be securely anchored, alarmed and should include a banknote degradation system or similar - in-line with the attached ATM Security Working Group Guidelines document.

shall be fully implemented and operational, and such security measures shall be retained and maintained in good working order thereafter.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

Unit 11 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 3 Halle Place, Arndale Centre, Market Street, Manchester, M4 2HU
Flat 18, 1 Sickle Street, Manchester, M2 1DL
Flat 17, 1 Sickle Street, Manchester, M2 1DL
Flat 16, 1 Sickle Street, Manchester, M2 1DL
Flat 15, 1 Sickle Street, Manchester, M2 1DL
Flat 14, 1 Sickle Street, Manchester, M2 1DL
Flat 13, 1 Sickle Street, Manchester, M2 1DL
Flat 12, 1 Sickle Street, Manchester, M2 1DL
Flat 11, 1 Sickle Street, Manchester, M2 1DL
Flat 10, 1 Sickle Street, Manchester, M2 1DL
Flat 9, 1 Sickle Street, Manchester, M2 1DL
Flat 8, 1 Sickle Street, Manchester, M2 1DL
Flat 7, 1 Sickle Street, Manchester, M2 1DL
Unit 10 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 4 Halle Place, Arndale Centre, Market Street, Manchester, M4 2HU
Unit 825 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA
Unit 824 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA
84 Arndale Centre, Market Street, Manchester, M4 2HU
Third Floor And Fourth Floor, 86 - 88 Market Street, Manchester, M1 1PD
Unit 826 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA
Unit 32A, Lower Mall Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 6, 1 Sickle Street, Manchester, M2 1DL
Flat 5, 1 Sickle Street, Manchester, M2 1DL
Flat 4, 1 Sickle Street, Manchester, M2 1DL
Flat 2, 1 Sickle Street, Manchester, M2 1DL
Flat 1, 1 Sickle Street, Manchester, M2 1DL
Flat 3, 1 Sickle Street, Manchester, M2 1DL
1A High Street, Manchester, M4 1QB
Units 31 And 32 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
First Seccond Floor And Third Floors, 90 - 100 Market Street, Manchester, M1 1PB
Upper Mall, Arndale Centre, Market Street, Manchester, M4 2EA
Marsden Way South, Arndale Centre, Market Street, Manchester, M1 1WR
Lower Mall, Arndale Centre, Market Street, Manchester, M1 1WR
57 Market Street, Manchester, M1 1WR
51 - 55 Market Street, Manchester, M1 1WR
Units 20 And 21 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
54 Arndale Centre, Market Street, Manchester, M4 2HU
Stall Adjacent 82 To 84, Market Street, Manchester, M1 1PD
54A Arndale Centre, Market Street, Manchester, M4 2HU
48 Arndale Centre, Market Street, Manchester, M4 2HU
27 Arndale Centre, Market Street, Manchester, M4 2HU
Units 23 To 25 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AT
ALDI, 55A Market Street, Manchester, M1 1WR
48A Arndale Centre, Market Street, Manchester, M4 2HU
Tim Hortons, 107 Market Street, Manchester, M1 1NN
49 Market Street, Manchester, M1 1WR
35 Market Street, Manchester, M1 1WR
33 Market Street, Manchester, M1 1WR

82 - 84 Market Street, Manchester, M1 1PD
HOLLAND & BARRETT, 105 Market Street, Manchester, M1 1NN
Basement To First Floor, 86 - 88 Market Street, Manchester, M1 1PD
47 Market Street, Manchester, M1 1WR
93 Arndale Centre, Market Street, Manchester, M4 2HU

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 - Upper King Street (Extension) Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL