

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137702/FO/2023		
Date registered valid:	27 July 2023		
Proposal:	Elevational alterations to reduce 3no. ATMs to 2no. ATMs together with external alterations.		
Address:	2-4 St Anns Square, Manchester, M2 7HD		
Ward(s):	Deansgate		Ward
Applicant:	Mrs Chloe Source HSBC UK Bank plc		
Agent (if any):	Mr Luke Darby AXIS Architecture		
Case officer:	Jack		Naven
	Tel:	0161	219
	Email: jack.naven@manchester.gov.uk		2095
Recommendation:	Approve		
Date of recommendation:	18 September 2023		

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 August 2023

Standard consultations:

Printed: 9 August 2023 Expired: 30 August 2023

Neighbour notifications

Printed: 9 August 2023 Expired: 30 August 2023

Site notice

Posted: 9 August 2023 Expired: 30 August 2023

Press advert

Published: 15 August 2023 Expired: 29 August 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

2-4 St Anns Square sits with the pedestrianised section of St Ann's Square. The ground floor commercial unit that this application relates to, features a mainly glass frontage with painted white columns and supports. It is currently occupied by HSBC. There are a number of listed buildings in the immediate vicinity. The surrounding area is mixed commercial in character and includes retail, restaurant, bar, bank and office uses.

Description of Development

The proposal seeks Planning Permission for elevational alterations to reduce 3no. ATMs to 2no. ATMs together with external alterations.

Consultations & Notification Responses

Highway Services - Advised that luminance levels were acceptable. Have added informatives at their request concerning any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements, as well as requirements for vehicular access to St Ann's Square.

Greater Manchester Police - Have no objection.

Publicity - Neighbouring Properties were notified by letter, a site notice was displayed on site, and an advertisement was displayed in the Manchester Evening News. No comments were received as a result of this publicity.

Policy

The application should be considered against the following policies:

Unitary Development Plan for the City of Manchester (UDP)

SP1 (Spatial Principles), CC4 (Visitors, Tourism, Culture and Leisure), CC5 (Transport - Leisure and the Evening Economy), CC10 (A Place for Everyone), T2 (Accessible Areas of Opportunity and Need), and DM1 (Development Management) of the Core Strategy; and Saved Policy DC26 (Development and Noise).

The National Planning Policy Framework

Sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role

(paragraphs 7 & 8). Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan (para 11). Paragraphs 11 and 12 state that:

"For decision-taking this means: approving proposals that accord with an up-to-date development plan without delay" and "where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed".

The following sections of the NPPF are relevant to the consideration of this application: Section 6 (Building a strong and competitive economy), Section 7 Ensuring the Vitality of Town Centres, Section 9 (Promoting Sustainable Transport) and Section 12 (Requiring Good Design).

Issues

Principle

There is no objection to the principle of an elevational alteration to reduce 3 no. ATM's to 2no. ATM's together with external alterations.

The main issues to consider in assessing this application are visual amenity, highway safety, crime and safety, and the provision of disabled access.

Visual Amenity

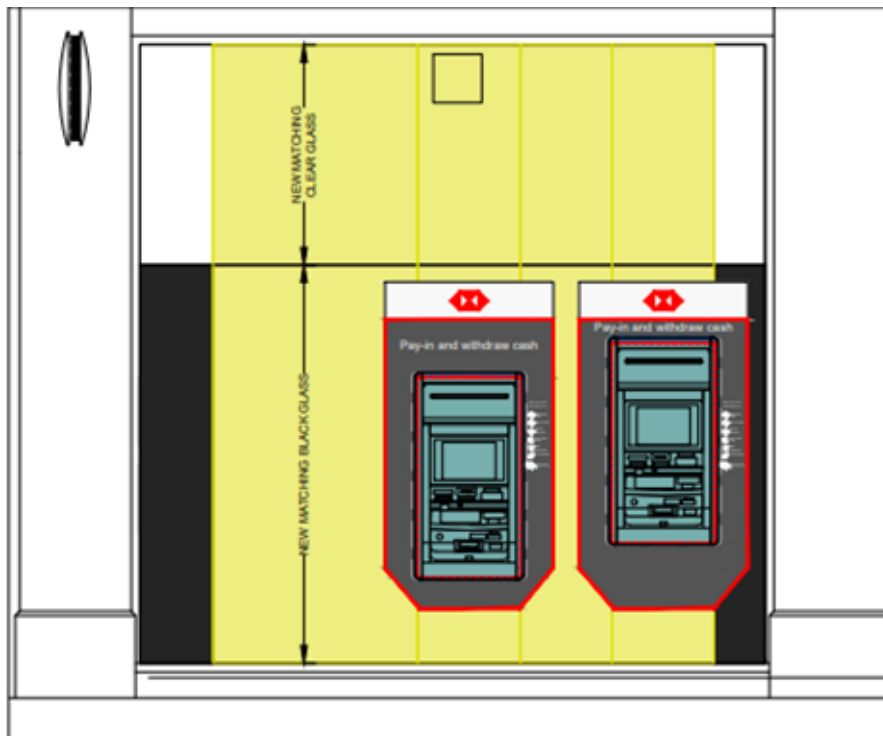
It is considered that the proposed works will result in an improvement to the visual amenity of the building on the surrounding street scene in the St. Ann's Square and the St Ann's Conservation Area. The proposal results in a reduction of the ATM's on an elevation of the building from three ATM's down to two ATM's. This will result in a reduction of the visual clutter on this elevation.

The scale, layout, and landscape of the building will not be changed in any way. The overall appearance of this section of the elevation that the proposal is concerned with, will not

fundamentally change. It shall still primarily encompass a black glass facade with ATM machines.



Existing Elevation



Proposed Elevation

The new proposed ATM machines will be slightly larger than what is currently on site. This new larger ATM equipment is considered necessary to account for an increase in functionality of new ATM machine models. Overall, the reduction in the number of ATM machines is considered to be an improvement in terms of visual amenity.

Highway Safety

There are no issues of Highway Safety concerning the development. The forecourt area 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 adjacent footway.

Crime and Safety

There are no crime and safety concerns with the proposed development. Design for Security at Greater Manchester Police have confirmed that the reduction of ATM's down from three to two is an improvement in these terms.

Access

The proposed development will have no impact on the access requirement currently in place on the building.

Conclusion

It is considered that the scheme is in accordance with relevant planning policy, as set out above, 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 the City Council as Local Planning Authority on 28 July 2023:

Proposed Ground Floor Overall Plans 27637-596-PR01-PL1
Proposed Plans, Elevations & Sections Ground Floor PR03-PL1
Surround Narrow Signage
Design and Access Statement

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) The illuminated panel associated with the ATM features static internal illumination shall be designed and installed so as to control glare and overspill onto nearby properties.

The illuminated panel will need to be selected and installed to ensure they do not exceed 300cd/m²

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1, DC18.1, DC19.1 and E3.3 of the Unitary Development Plan for the City of Manchester.

Informatives

1) Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Network Management teams via Email at highwaylicences@manchester.gov.uk or highwaynetworkmanagement@manchester.gov.uk

2) If vehicular access is required to St Ann's Square the applicant should contact the Highways Public Realm Team by email - publicrealm2@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

Acresfield, Exchange Street, Manchester, M2 7HA
Barbour, 6 St Ann's Square, Manchester, M2 7HD
48 Barton Arcade, Manchester, M3 2BH
14 Barton Arcade, Manchester, M3 2BB
Flat 6, 6A St Ann's Square, Manchester, M2 7HD
Flat 5, 6A St Ann's Square, Manchester, M2 7HD
Flat 4, 6A St Ann's Square, Manchester, M2 7HD
Flat 9, 6A St Ann's Square, Manchester, M2 7HD
Flat 8, 6A St Ann's Square, Manchester, M2 7HD
Flat 7, 6A St Ann's Square, Manchester, M2 7HD
Flat 3, 6A St Ann's Square, Manchester, M2 7HD
Flat 2, 6A St Ann's Square, Manchester, M2 7HD
Flat 1, 6A St Ann's Square, Manchester, M2 7HD
49 - 50 Barton Arcade, Manchester, M3 2BH
1 Barton Arcade, Manchester, M3 2BB
46 Barton Arcade, Manchester, M3 2BH
3 Barton Arcade, Manchester, M3 2BB

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 - St Anns Square Conservation Area 1970
Area Team Boundary - Name: CENTRAL