

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136480/AO/2023

Date registered valid: 14 March 2023

Proposal: Retention of Halo LED lights to Automated Teller Machine (ATM).

Address: 141 Great Ancoats Street, Manchester, M4 6DH

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Matthew Colins Notemachine UK Ltd

Agent (if any):

Case officer: Gerry
Tel: 0161 234 Reilly
Email: gerry.reilly@manchester.gov.uk 4163

Recommendation: Approve

Date of recommendation: 3 May 2023

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 28 March 2023 Expired: 18 April 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

The unit is one of several within a larger development relating to commercial on the ground floor and residential above. The site lies on the north east side of the inner relief route, fronting Great Ancoats Street.

The submitted application is for Retention of Halo LED lights to Automated Teller Machine (ATM).

Recent advert applications at the site.

118076/AO/2017 Received: 03.11.2017 Retrospective installation of internally illuminated ATM signs and blue LED halo illumination to ATM surround at 141 Great Ancoats Street, Manchester, M4 6DH Application Approved - 13.12.2017

Description of area

Description of development

Consultations & Notification Responses

Local residents - None received

Issues

POLICY

1. Town and Country Planning (Control of Advertisements) (England) Regulations 2007 - The Advertisement regulations require that applications for advertisements be considered only in the interests of amenity and public safety.

2. The National Planning Policy Framework (NPPF), (July 2021) -

This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- o Chapter 8: Promoting healthy and safe communities.
- o Chapter 12: Achieving well-designed places.

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Of relevance are the following policies:

- o Policy DM 1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EC1 (Employment and Economic Growth in Manchester)

4. Saved Unitary Development Plan Policies - The UDP has been superseded by the Core Strategy Development Plan, of relevance are the following saved policies:

Policy DC14.1 sets out the considerations that the City Council will take into account in determining applications relating to shop fronts, security grilles, advertisement signs, canopies and awnings. It states that in determining applications for advertisement signs, the Council will seek to ensure that proposals are in keeping with the character of the building, adjoining buildings and the area. In the interests of amenity, signs should not normally be positioned other than at fascia level and should respect the architectural form of the building. In the interests of public safety, any sign that is detrimental to the safety of pedestrians or motorists will be refused.

Policy DC15.1 states that the Advertisement Regulations require that, amenity and public safety are the only considerations in determining an application for advertisement consent. Material planning considerations include the cumulative impact on visual amenity, the scale and relation to existing buildings and impact on public safety.

DC15.2 states that in assessing the interests of amenity and safety the council will take account of the following criteria:

- a) developments of this kind should not harm the character of architectural features of a building, nor interfere with its proper use
- b) they should be in scale with the locality and relate properly to the site on which they stand
- c) they should be unobtrusive and should not intrude into residential neighbourhoods and areas of high amenity value
- d) a proposal which would be injurious to public safety or adversely effect the flow of traffic, by reason of its position, size or design will not be permitted

DC15.3 states that where having regard to the preceding policies, the council considers the proposed development to be acceptable in principle; conditions may be imposed in order to protect safety and amenity.

ISSUES

Principle

The principle of the proposal is considered to be acceptable in this location, as the site forms part of an existing local neighbourhood high street location where there are existing local shops and services. Notwithstanding this factor, applications for advertisements must be considered in the interests of amenity and public safety.

Residential/Visual Amenity and public safety

It is considered that the internally illuminated signage, and associated adverts which are sought to be retained are of standard design and appearance for the nature of the ATM its displayed upon; therefore, it is considered that it is unlikely to have any significant adverse impact upon the visual amenity of the building or the amenity of the occupiers of nearby residential properties. Moreover, the external design and appearance of the signage to be retained creates no significant impact as the application property is part of a development of two buildings which are 9 and 21 storeys in height and include 199 residential units. The distance of the ATM internally illuminated fascia signs from the residential properties located on the other side of Great Ancoats Street, combined with a maximum lux level of 100 cd/m², is considered to be acceptable in this location and would not give rise to undue impact on amenity to the occupants of the neighbouring properties from the functioning of the machine, pursuant to The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and saved policies E3.3, DC14.1 and DC15.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

O Drawing entitled The Local, 141 Great Ancoats Street, Manchester, M4 6DH, T020964 received by the City Council as Local Planning Authority on 14th March 2023.

O As-Installed Plan and Elevation 020964_AI received by the City Council as Local Planning Authority on 14th March 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.

2) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Appendix 1 – List of consultees & neighbours notified

147 Great Ancoats Street, Manchester, M4 6DH
Flat 70, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 1, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 10, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 13, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 16, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 21, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 25, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 37, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 44, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 47, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 63, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 67, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 76, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 78, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 95, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 139, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 149, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 150, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 157, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 174, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 176, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 179, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 193, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 200, 153 Great Ancoats Street, Manchester, M4 6DT
143 Great Ancoats Street, Manchester, M4 6DH
8 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA
Flat 216, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 215, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 113, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 110, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G08, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G06, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G04, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 152, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 2, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 4, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 7, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 15, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 19, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 24, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 26, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 32, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 42, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 59, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 61, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 66, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 80, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 92, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 98, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 107, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 110, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 117, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 118, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 120, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 129, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 132, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 141, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 145, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 151, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 155, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 175, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 188, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 196, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 204, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G02, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 114, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 11, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 65, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 43, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 56, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 57, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 79, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 88, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 91, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 94, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 112, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 121, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 127, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 137, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 140, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 143, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 159, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 177, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 181, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 199, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 72, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 198, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 208, 148 Great Ancoats Street, Manchester, M4 7AA
157 Great Ancoats Street, Manchester, M4 6DH
145 Great Ancoats Street, Manchester, M4 6DH
Piccadilly Village, Great Ancoats Street, Manchester, M4 7AB
Flat 206, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 101, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G01, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G10, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 8, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 36, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 22, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 23, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 35, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 38, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 54, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 58, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 60, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 99, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 102, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 103, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 111, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 123, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 133, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 136, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 146, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 156, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 162, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 163, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 164, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 172, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 173, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 183, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 105, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 190, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 212, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 201, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 104, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G03, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 111, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G09, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 9, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 14, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 27, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 50, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 64, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 71, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 90, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 97, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 104, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 108, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 113, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 119, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 122, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 167, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 169, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 171, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 184, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 186, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 187, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 192, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 73, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 205, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 74, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 211, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 209, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 203, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 202, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 106, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 109, 146 Great Ancoats Street, Manchester, M4 7AA
10 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA

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Flat 213, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 112, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 154, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 3, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 17, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 30, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 31, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 34, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 39, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 40, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 41, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 45, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 52, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 48, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 49, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 51, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 62, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 68, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 75, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 77, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 87, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 93, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 106, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 114, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 116, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 125, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 138, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 144, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 147, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 170, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 182, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 191, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 195, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 103, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 102, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 218, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 217, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 214, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G11, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G07, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G05, 146 Great Ancoats Street, Manchester, M4 7AA

Appendix 2 – Planning constraints

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