

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135470/FO/2022

Date registered valid: 15 November 2022

Proposal: Installation of 1no. BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT kiosk(s)

Address: Pavement Outside 19 Hale Top, Manchester, M22 5RN

Ward(s): Woodhouse Park Ward

Applicant: Mr James Browne, BT Telecommunications Plc Pp 8.05, Faraday Building, 1 Knightrider Street, London, EC4V 5BT

Agent (if any): Mr Josh Lee, Solutions30 Regus - 82 King Street, Manchester, M2 4WQ

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation:

Date of recommendation:

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 6 December 2022

Standard consultations: Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications: Printed: 25 November 2022 Expired: 16 December 2022

Site notice: Posted: 6 December 2022 Expired: 27 December 2022

Press advert: Published: 29 November 2022 Expired: 20 December 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a portion of pavement located outside No.19 Hale Top in the Woodhouse Park ward of Manchester. The site is located within the grounds of Wythenshawe Civic Centre (shopping centre) and is thus surrounded by a variety of shopping facilities, bars and restaurants.

Description of development

The applicant is seeking permission for the installation of a new BT street hub, following the removal of two existing BT phone kiosks. Of the kiosks to be removed, both are located at the proposed area of development (outside No.19 Hale Top).

BT street hubs are free-standing structures featuring a fully accessible tablet interface and digital HD display screens on two sides. Overall, the dimensions of a BT street hub are: 2.98m in height, 1.236m in width (with a reduced, tapered footprint of 1.201m) and 0.35m in depth. The screens are to display commercial, community and council-based content at 10-second intervals with illuminance levels of 2500cd/m². Displays are set to automatically dim at night to 600cd/m², following daylight hours. Each unit will also feature a video camera above each screen as well as one built into the tablet.

Each BT Street hub aims to offer:

- Opportunities for advertisements
- Ultrafast public and encrypted Wi-Fi
- Access to public services
- Free phone calls

- Multiple accessibility options
- Secure power-only USB ports for rapid device charging
- Free phone calls
- Direct 999 call button
- Useful real-time information (including community and emergency awareness messaging)
- Environmental sensors to measure air quality, noise, traffic etc.
- Maps and wayfinding

All street hubs are powered by 100% renewable carbon-free energy and are inspected weekly, cleaned bi-weekly and monitored 24/7. Their LED-backlit LCD screens consume approximately 60% less power than Cold Cathode Fluorescent Tubes whilst their screen filters reflect light and reduce the need for high power, noisy cooling systems. Through utilising industrial-grade components, the street hubs are able to operate at high temperatures, thus reducing the need for cooling. Noise emanating from the hubs should not exceed: 41dB at a distance of 3m during the day, 35dB at a distance of 3m during the night and operational volume should not exceed 60dB at a distance of 1m.

Associated Applications

135471/AOH/2022 - 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Consultations & Notification Responses

Highways 16/12/22

Env health 27/12/22

South neighbourhood team 27/12/22

GMP 27/12/22

Neighbours 16/12/22

Policies

The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy – Development Plan Document 2012-2017 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy DM1 – Development Management

The National Planning Policy Framework (NPPF, 2021)

- Chapter 7 – Ensuring the Vitality of Town Centres
- Chapter 12 – Achieving Well-Designed Places

Design for Access 2 (Dec 2003)

- Chapter 3 – Footways, Pathways and Access Routes
- Chapter 4 – Street Furniture
- Chapter 23 – Communication Systems

For reasons to be outlined below, it is considered that the proposal **ACCORDS/DOES NOT ACCORD** with the principles of these policy documents.

Issues

Principle – The principle of installing a BT street hub so as to provide opportunities for advertising as well as a range of services to the public (including free Wi-Fi, free phone calls, secure USB-port charging, useful real-time information, maps and wayfinding) is acceptable, however consideration must be given to the proposal’s impact upon existing levels of visual amenity, public safety and its accessibility.

Visual Amenity –

Public Safety –

Accessibility –

Conclusion –

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:

Article 35 Declaration

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
South Neighbourhood Team
Environmental Health
South Neighbourhood Team
Greater Manchester Police

Civic Centre, Rowlandsway, Manchester, M22 5RG
First Floor Suites 4-7, Alderman Downward House, The Birtles, Manchester, M22 5RF
First Floor Suite 1, Alderman Downward House, The Birtles, Manchester, M22 5RF
First Floor Suite 2 To 3, Alderman Downward House, The Birtles, Manchester, M22 5RF
Second Floor, Alderman Downward House, The Birtles, Manchester, M22 5RF
First Floor Suites 8-11, Alderman Downward House, The Birtles, Manchester, M22 5RF
36 The Birtles, Manchester, M22 5RF
21 Hale Top, Manchester, M22 5RN
19 Hale Top, Manchester, M22 5RN
16 Hale Top, Manchester, M22 5RN
12 Hale Top, Manchester, M22 5RN
10 Hale Top, Manchester, M22 5RN
Betfred, Unit 15, Hale Top, Manchester, M22 5RN
Unit 11, Hale Top, Manchester, M22 5RF
20 Hale Top, Manchester, M22 5RN
Adult Education Centre, The Birtles, Manchester, M22 5RF
23A The Birtles, Manchester, M22 5RF
14 Hale Top, Manchester, M22 5RN
17 Hale Top, Manchester, M22 5RN
21 The Birtles, Manchester, M22 5RF
23 The Birtles, Manchester, M22 5RF
25 The Birtles, Manchester, M22 5RF
Argos, 23 Hale Top, Manchester, M22 5RN
Hale Top House, Hale Top, Manchester, M22 5RQ
34 The Birtles, Manchester, M22 5RF
Second Floor, Hale Top House, Hale Top, Manchester, M22 5RQ
10 Hale Top House, Ainley Road, Manchester, M22 5RB

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 15M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA