

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144102/FO/2025
Date registered valid: 8 October 2025
Proposal: Retention of ATM installed within shopfront window.
Address: 88 Princess Street, Manchester, M1 6NG
Ward(s): Deansgate Ward

Applicant: Euronet Worldwide
Agent (if any): Mr Desmond Ager Des Ager Planning Consultant
Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 2 September 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 October 2025

Standard consultations:

Printed: 10 October 2025 Expired: 31 October 2025

Neighbour notifications

Printed: 10 October 2025 Expired: 31 October 2025

Site notice

Posted: 13 October 2025 Expired: 3 November 2025

Press advert

Published: 14 October 2025 Expired: 4 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of building

The building is an historic building that has had many of its windows replaced. It is constructed of stone at the ground floor and brick at the upper floors with stone details including window surrounds and a dentil style cornice. The windows of the upper levels have stone headers with those in the centre and at the edges of the elevation having stone surrounds.

The ground floor has individual letter signage and projecting signs.

The building as existing makes a good contribution to the surrounding conservation area sharing the same materials and appearing to be well maintained. It is not listed.

Description of area

The building is located within the Whitworth Street Conservation Area.

Whitworth Street Conservation Area contains a unique and large group of building constructed in the Victorian and Edwardian period providing fine buildings constructed in stone and brick and erected between 1850 and 1920. They reflect the historical importance of the textile industry in the city. It was designated by the City Council in September 1974 and extended in 1985.

The building is within the Gay Village of the City Centre and surrounding uses include bars, nightclubs, restaurants, shops, offices and residential accommodation.

It is on the opposite side of Princess Street to the former UMIST campus,

There are a number of Grade II Listed Buildings surrounding the site including the adjacent Grade II Listed Manchester House, the Grade II Listed Lass O Gowrie public house that is across the River Medlock on Charles Street, the Grade II Listed viaduct that is also adjacent the site and the Grade II* Listed Asia House which is further up Princess Street adjacent Manchester House.

Description of development

Planning permission is sought for the retention of an ATM that has been installed within an existing full height shop window on the Princess Street elevation of the building.

It is proposed to install opaque film the glazing of the shopfront window within which it is located and relocate the existing externally applied advertisement vinyl, to the inside face of this window (which does not require advert consent).

The impact of this modern alteration will be assessed below.

There is an existing internal ATM

Related applications

Application referenced 143149/FO/2025 was sought for the installation of an ATM within a different location on the elevation adjacent to more street clutter and restricting pavement space. This application was withdrawn due to these issues.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting a conservation area and affecting the setting of listed buildings, a site notice was displayed on site and letters were sent to surrounding occupiers - no responses were received.

Highway Services - Confirmed that the proposals are acceptable.

Environmental Health - Recommended a condition to restrict illumination levels.

Greater Manchester Police - Recommended security measures.

Issues

Local Policy

The Places for Everyone Plan

Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

Policy JP-Strat2 (City Centre)

Policy JP-P1 (Sustainable Places)

Policy JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy CC9 (Design and Heritage)
Policy CC10 (A Place for Everyone)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester

Saved Policy DC14.1 (Shopfronts and Related Signs)
Saved Policy DC18.1 (Conservation Areas)
Saved Policy DC19.1 (Listed Buildings)

National Policy and Legislation

National Planning Policy Framework (NPPF)

Section 16 (Conserving the Historic Environment)
Section 12 (Requiring Good Design)

Planning (Listed Buildings and Conservation Areas) Act 1990
Town and Country Planning Act 1990

Principle of the Works

Planning permission should have been granted prior to the installation of the ATM, however external ATMs are of use to the community within which they are located and visitors to the City. The location surrounding this ATM is an area that does not include many external ATMs and there are no others within the same view. The retention of the ATM is considered to be acceptable in principle as it is a useful addition and amenity that can be used by anyone with a bank card.

Layout, Scale and Appearance, including the impact on the conservation area and nearby listed buildings

The proposed ATM constitutes a minor alteration to the external appearance of the building but is a modern element that contrasts with surrounding materials and therefore causes some harm to the surrounding conservation area and the setting of adjacent listed buildings. This harm is considered to be minimal due to the size of the ATM, that there is no removal of original fabric and that it has been installed within a modern window. Additionally, as existing views through the window are blocked by incongruous colourful advertising vinyl that would be replaced by opaque vinyl having a more sympathetic appearance.

The demarcation of the paving would be required to consist of metal studs or change in pavement materials, which would have a subtle and quality appearance with the street scene of the conservation area.

Given the above, it is considered that subject to conditions, the benefits of the proposal would outweigh the level of harm caused to the affected heritage assets, and the works are consistent with paragraph 215 of the NPPF and address section 72 of the Planning Act in relation to preservation and enhancement.

The works would cause minor less than substantial harm to the setting of the nearby listed building, surrounding listed buildings that can be justified by the provision of a service that can be used by all people with a bank card.

Highway Safety

There is no street furniture in front of the location within the shopfront, and the pavement is sufficiently wide.

A service vehicle is expected to visit the site every 7 days which would not cause a significant level of traffic.

Given this, the proposals are considered to be in accordance with policy DM1 of the Core Strategy for the City of Manchester.

Crime and Disorder

All measures agreed by Greater Manchester Police will be required to be implemented by condition.

Given this, the proposals are considered to be in accordance with policy DM1 of the Core Strategy for the City of Manchester.

Disabled Access

The ATM has been installed at a height that is fully accessible for use by disabled people.

Given this, the proposals are considered to be in accordance with policy CC10, DM1 of the Core Strategy for the City of Manchester and saved policy DC14.2 of the Unitary Development Plan.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included pre-application advice about the information required to be submitted to support the application and the agreement of changes to the proposals.

Condition(s) to be attached to decision for approval

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

The location plan received by the City Council as local planning authority on 30 September 2025

The drawing referenced ENO5052025 P Rev C received by the City Council as local planning authority on 01 December 2025

The ATM drawing with added measurements received by the City Council as local planning authority on 30 September 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

2) The following security measures shall be completed within two months of the installation of the ATM and shall be retained for the duration of the use of the building:

- The area around the ATM shall be lit to an adequate and uniform level, so as not to allow any areas of pooling/shadowing.
- Defensible space ground markings (e.g. 1sqm. surrounded by metal studs or change in surface texture within paving) shall be employed - The proposed ATM shall be covered by a CCTV system that shall view the area and the users of the ATM, but not the ATM keypad itself.
- The ATM itself shall be securely anchored, alarmed and shall include a banknote degradation system or similar - in-line with ATM Security Working Group Guidelines.
- Servicing shall be carried out within a secure area inside the host building or members of the public shall be excluded from the premises while servicing activities are carried out.
- Any yellow lines painted on the pavement shall be removed.

Evidence of the completion of these works shall be submitted to and approved in writing by the City Council as local planning authority within 4 months of the date that this application was approved.

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

3) The illumination level of the illuminated ATM hereby approved shall be limited to 300 cd/m² at all times.

Reason - To not affect public safety, in particular highway safety in accordance with policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012), saved policies DC14.1 and DC14.5 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF

Informatives

1) For the avoidance of doubt, the approval of this application does not grant or imply grant of advertisement consent for any external signage, which would require advertisement consent.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat 208, 90 Princess Street, Manchester, M1 6NG
Flat 201, 90 Princess Street, Manchester, M1 6NG
Flat 109, 90 Princess Street, Manchester, M1 6NG
Fourth Floor S B Textiles, Manchester House, 86 Princess Street, Manchester, M1 6NG
Zartarian Properties Ltd On Fourth Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Second Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 614, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 109, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 213, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 509, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 110, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 118, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 214, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 402, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 204, 90 Princess Street, Manchester, M1 6NG
Flat 105, 90 Princess Street, Manchester, M1 6NG
Spar, 88A Princess Street, Manchester, M1 6NG
Flat 507, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 103, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 301, 90 Princess Street, Manchester, M1 6NG
Fourth Floor Left Rear, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 116, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 504, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 411, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 511, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 202, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 512, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 503, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 610, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 207, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat At, 106 Princess Street, Manchester, M1 6NG
Flat 107, 90 Princess Street, Manchester, M1 6NG
Flat 402, 90 Princess Street, Manchester, M1 6NG
Flat 205, 90 Princess Street, Manchester, M1 6NG
Bouzouki By Night, 88 Princess Street, Manchester, M1 6NG
Flat 204, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 405, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 314, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Sixth Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Fifth Floor Rear Right, Manchester House, 86 Princess Street, Manchester, M1 6NG
Fifth Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 115, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat At Old Garratt, 79 Granby Row, Manchester, M1 7AB
Flat 312, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 209, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 502, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 602, Salisbury House, 77 Granby Row, Manchester, M1 7BG

Flat 117, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 401, 90 Princess Street, Manchester, M1 6NG
106 Princess Street, Manchester, M1 6NG
Flat 302, 90 Princess Street, Manchester, M1 6NG
Flat 403, 90 Princess Street, Manchester, M1 6NG
Flat 408, 90 Princess Street, Manchester, M1 6NG
Flat 102, 90 Princess Street, Manchester, M1 6NG
Flat 613, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 108, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 105, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Sub Basement, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 106, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 215, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 404, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 210, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 407, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 414, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 608, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 306, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 202, 90 Princess Street, Manchester, M1 6NG
Flat 406, 90 Princess Street, Manchester, M1 6NG
Flat 306, 90 Princess Street, Manchester, M1 6NG
Flat 108, 90 Princess Street, Manchester, M1 6NG
Flat 101, 90 Princess Street, Manchester, M1 6NG
Flat 211, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 303, 90 Princess Street, Manchester, M1 6NG
Manchester House, 86 Princess Street, Manchester, M1 6NG
Third Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Fourth Floor Left, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 413, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 111, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 212, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 510, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 607, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 203, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 316, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 403, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 201, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 209, 90 Princess Street, Manchester, M1 6NG
Flat 305, 90 Princess Street, Manchester, M1 6NG
Flat 404, 90 Princess Street, Manchester, M1 6NG
Flat 311, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 104, 90 Princess Street, Manchester, M1 6NG
First Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 308, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 609, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 410, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 513, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 604, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 301, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 508, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 401, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 601, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 113, Salisbury House, 77 Granby Row, Manchester, M1 7BF

Flat 206, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 505, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 514, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 102, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 506, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 103, 90 Princess Street, Manchester, M1 6NG
Flat 308, 90 Princess Street, Manchester, M1 6NG
Flat 304, 90 Princess Street, Manchester, M1 6NG
Flat 203, 90 Princess Street, Manchester, M1 6NG
Flat 309, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 205, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 315, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 307, 90 Princess Street, Manchester, M1 6NG
Ground Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Basement, Manchester House, 86 Princess Street, Manchester, M1 6NG
Sixth Floor F8, Manchester House, 86 Princess Street, Manchester, M1 6NG
Fourth Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 416, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 515, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 616, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 305, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 412, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 408, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 615, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 114, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 501, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 612, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 302, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 611, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 207, 90 Princess Street, Manchester, M1 6NG
Flat 206, 90 Princess Street, Manchester, M1 6NG
Flat 407, 90 Princess Street, Manchester, M1 6NG
Flat 106, 90 Princess Street, Manchester, M1 6NG
Flat 104, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 516, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 101, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 405, 90 Princess Street, Manchester, M1 6NG
Fourth Floor Right, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 208, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 304, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 307, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 603, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Old Garratt, 127 Princess Street, Manchester, M1 7AG
Flat 313, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 606, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 406, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 415, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 107, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 605, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 309, 90 Princess Street, Manchester, M1 6NG
Flat 310, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 409, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 303, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 112, Salisbury House, 77 Granby Row, Manchester, M1 7BF

Flat 216, Salisbury House, 77 Granby Row, Manchester, M1 7BF

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Whitworth Street Conservation Area 1985

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Flood Zone Plus Climate Change -

Benefitting From Flood Defences -

Main River Consultation Zone -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL