

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132152/FO/2021

Date registered valid: 19 November 2021

Proposal: Install a new Medpoint prescription collection machine into existing shopfront of pharmacy.

Address: 578 Stockport Road, Manchester, M13 0RQ

Ward(s): Longsight Ward

Applicant: Mr Zeshan Rehmani Manchester Pharmacy 55 Gravelly Bank, Stoke-on-Trent, ST3 7EF

Agent (if any): Miss Clare Burton MI Design 55 Gravelly Bank, Stoke-on-Trent, ST3 7EF

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 January 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 5 January 2022

Standard consultations:

Printed: 2 December 2021 Expired: 23 December 2021

Neighbour notifications

Printed: 2 December 2021 Expired: 23 December 2021

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: No

Tree Preservation Order: No

Description of area

The application relates to the ground floor of a 3-storey red-brick building forming part of a parade within Longsight District Centre. The property is located on the western side of Stockport Road close to its junction with Dickenson Road. The property has been previously and continues to be used as a pharmacy. The application property has a double frontage with centrally positioned recessed doorway. The applicant has confirmed that the upper floors are used in conjunction with the ground floor pharmacy as offices and storage.

The site is also the subject of advertisement application ref: 132153/AO/2021 relating to: Installation of externally illuminated vinyl wrap to the front of Medpoint prescription vending machine and changes to lettering on illuminated fascia sign and projecting box sign.

The following traffic restrictions are in place adjacent to the site:

No Waiting: Monday – Saturday 7.00 am - 6.30pm

No Loading: Monday – Saturday 7.00 am – 10.00 am and Monday – Friday 4.00 pm - 6.30pm.



Fig.1 – Shopfront to 578 Stockport Road

Description of development

The application relates to the installation of a prescription dispensing machine the shares the characteristics of the neighbouring ATM. The machine would be installed within the current position of the right-hand side display window. The unit would comprise of a display screen, control panel, collection slot and illumination panel fabricated within secure housing. Additional security measures include an internal alarm and CCTV camera.

Consultations & Notification Responses

Local residents and local businesses – No comments received.

Highway Services – The following comments have been received:

- i. The proposed prescription collection machine will be situated within the Stockport Road elevation with a projection of 0.1 metres. A projection over license will therefore not be required;
- ii. The forecourt area within the vicinity of the machine is sufficiently wide so that any queuing for the machine can be accommodated without inconveniencing passing pedestrians on the adjacent footway.

Greater Manchester Police Design for Security – No comments received.

Issues

National Planning Policy Framework - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021 and 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 re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 11 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

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

Core planning principles - Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan making and decision-taking with the following specific policies being particularly relevant to the proposed development:

Chapter 12. Achieving well-designed places - States that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' (paragraph 126). It also states that: 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions' (paragraph 134). With regard to advertisement signage Chapter 12 states: 'the quality and character of places can suffer when advertisements are poorly sited and designed. It is considered that the development would share the characteristics of an ATM machine. The proposed design has been appropriately integrated into the shopfront and would thereby have would have an acceptable relationship to the streetscene. Chapter 12 would thereby be accorded with.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) 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.' The following policies are relevant to the proposed development:

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

It is not considered that the development would unduly impact upon the character or composition of the shopfront. The application site benefits from good natural surveillance and the dispensing unit has satisfactory integrated security features. Policy SP1 is accorded with.

Policy C 2 District centres - States that development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. The development would positively contribute to facilities within Longsight District Centre , with the provision of an out of hours medicine dispensing facility. The development is therefore considered to be positively related services available within the district centre and its viability and vitality, which accords with policy C2.

Policy EN 1 Design Principles and Strategic Character Areas - States that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road routes. It is considered that, given the development would not be visually obtrusive and would be appropriately related to policy EN1.

Policy DM1 - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document.

Relevant considerations in this case are:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area;
- c. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- d. Design for health.

For the reasons previously set out above, it is considered that the development, including its security measures, would be satisfactorily related to policy DM1 without harm to the character of the area.

Unitary Development Plan (UDP) saved policies -The following saved UDP policies are also considered to be relevant:

Policy E3.3 (Upgrade the appearance of radial and orbital routes) - This policy (E3.3) is relevant given the views of the site from Stockport Road, which is a major radial route to the City Centre. It is considered that the new development, due to its position, would not affect the streetscene or the appearance of Longsight District Centre. Policy E3.3 would be accorded with.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes.

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, sufficient information has been provided to facilitate the satisfactory assessment of the development without further negotiation.

Principle – The development would improve the range of facilities within the district centre and improve access to the dispensing of medication, for people who may otherwise find collection of medicines difficult, particularly during the working day. The development incorporates integrated security measures and is visually acceptable within the context of streetscene. The design reflects the characteristics of an ATM in terms of its use and acceptability.

Security measures – A condition has been included to ensure that the security measures set out in the supporting statement are implemented and maintained in situ thereafter. The measures include integrated lighting, CCTV cameras and alarm systems. The site is in highly prominent and visible location, which maximises natural surveillance. It is considered that with the attachment of the proposed condition, and the siting of the proposed facility, that the development is supported with appropriate security measures.

Design – As stated the proposed design of the dispensing machine is comparable to an ATM design with a satisfactory relationship to the streetscene. The design, including the uses of vinyl signage ensure a coherent relationship to the shopfront. The proposed design is thereby appropriately.

Accessibility- The dispensing machine locates its central keys 900 mm above ground level to facilitate access by wheelchair users. The adjacent pavement is level and satisfactory lighting would be provided. The development is therefore achieved inclusive design.

Conclusion - It is considered that the development would be satisfactorily related to its context and improve facilities within Longsight District Centre.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, sufficient information has been provided to facilitate the satisfactory assessment of the development without further negotiation.

Condition(s) to be attached to decision for approval

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 stamped as received by the City Council as local planning authority on 5 November 2021, 12 November 2021, 17 November 2021 and 19 November 2021:

Advertising consent application form;
Location plan with red edge
Manchester Pharmacy Drawing 1 (Proposed front elevation)
Manchester Pharmacy Drawing 2 (Proposed front elevation)
Document referenced: Security - MedPoint i1500

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

3) The development shall be fully implemented and subsequently maintained in accordance with the security measures set out in document referenced: Security - MedPoint i1500 at all times thereafter.

Reason – In order to reduce the risk of crime and to maintain the character and amenities of the local area pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) Notwithstanding the detail of the submitted application, illumination levels relating to security lighting to the prescription dispensing machine as shown on drawing referenced: Manchester Pharmacy Drawing 2 (Proposed front elevation) shall not exceed maximum of 600cd/m² at any time.

Reason – In the interests of the amenity of the area and highway safety pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and Unitary Development Plan saved policies E3.3 and DC14.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police
Highway Services

7A Rainforth Street, Manchester, M13 0RP
Second Floor, 580 Stockport Road, Manchester, M13 0RQ
392 Dickenson Road, Manchester, M13 0WQ
390 Dickenson Road, Manchester, M13 0WQ
394 Dickenson Road, Manchester, M13 0WQ
396 Dickenson Road, Manchester, M13 0WQ
First Floor And Second Floor, 580 Stockport Road, Manchester, M13 0RQ
Lidl, 2 Stanley Grove, Longsight, Manchester, M12 4AA
7 Rainforth Street, Manchester, M13 0RP
582 Stockport Road, Manchester, M13 0RQ
574 - 576 Stockport Road, Manchester, M13 0RQ
580 Stockport Road, Manchester, M13 0RQ
9 Rainforth Street, Manchester, M13 0RP

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2