

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131927/FO/2021

Date registered valid: 14 October 2021

Proposal: Elevational alteration to allow the installation of a Prescription Collection machine and canopy.

Address: 117B Withington Road, Manchester, M16 8EE

Ward(s): Whalley Range Ward

Applicant: Mr Waqass Sheikh, Everest Pharmacy, 55 Gravelly Bank, Lightwood, Stoke-on-Trent, ST3 7EF

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

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 November 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 4 November 2021

Standard consultations: Printed: 26 October 2021 Expired: 16 November 2021

Neighbour notifications: Printed: 26 October 2021 Expired: 16 November 2021

Site notice: Posted: 4 November 2021 Expired: 25 November 2021

Press advert: Published: 2 November 2021 Expired: 23 November 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

The application relates to a pharmacy located within the ground floor of a semi-detached three storey building

Description of area

The site is located on the corner of Withington Road and Yarburgh Street in Whalley Range. The area is predominantly commercial as it lies within the local centre, but residential flats sit above many units and Yarburgh Street mainly consists of dwellinghouses.

Description of development

The applicant is seeking permission for the installation of a 24hr 'MediPoint' prescription machine and canopy, to the Yarburgh Street elevation. Upon visiting the site it was noted that the works had almost been completed, therefore this is part retrospective.

Consultations & Notification Responses

Local residents, as per appendix 1 and via site notice – No comments received.

Highway Services – No objection to the proposal.

Greater Manchester Police – *The following measures are considered essential to secure the vending machine, as well as protect its users/replenishers and it is recommended that they are conditioned as part of any approval:*

- *Lighting should be provided to the area around the proposed machine to an adequate and uniform level, so as not to allow any areas of pooling/shadowing.*
- *Defensible space ground markings (e.g. 1m² painted area, change in surface texture, metal studs with in paving etc.) should be employed and maintained at the front of the vending machine to indicate that only one user at a time may enter the space.*
- *The proposed vending machine should be protected by a closed circuit television system that should view the area and the users of the vending machine.*
- *Risk assessments should be undertaken for the replenishment of the machine and the handling of any cash extracted from the machine.*

In summary, the application is supported subject to further consideration of the above matters

Following additional information being submitted – *Having looked at the detailed provided we would not be concerned with the installation of a prescription collection machine at this location.*

Policies

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

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Saved policy DC14 - Shop fronts and related signs

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

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

The National Planning Policy Framework (NPPF, 2021)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Issues

Principle – The proposal seeks to make elevational alterations to the pharmacy, by installing a canopy and 24 hour 'MediPoint' machine. The proposed works are considered to be acceptable in principle, however, consideration must be given to the proposal's appearance, accessibility and security and to its impact upon visual amenity and upon the character of the conservation area. Residential amenity is not deemed an issue in this case given the scale of the development and distance to the nearest dwelling.

Siting and scale – The canopy is sited 2.6m above ground level, along 12.4m of the Yarburgh Street elevation, with a depth of 0.82m. This provides shelter for customers when queues are long (such as for vaccinations provided by Everest Pharmacy). The prescription machine measures 1.6m in width, 2.28m in height and projects 0.1m from the wall.

Design, appearance and impact upon visual amenity – The machine features green and white branding to match the rest of the premises, with a strip light at the top, a screen, a set of buttons, instructions and the collection drawer. It is constructed of metal with a plastic surround and vinyl branding, under a polycarbonate canopy on metal brackets. It is similar in appearance to an ATM or parcel locker and therefore does not stand out as an alien feature within this commercial area.

Conservation area – The site is located within Whalley Range Conservation Area, though right on the edge of it, as Yaburgh Street is not included. This area of it, within the local centre, is commercial and features takeaways, convenience shops and garages amongst other uses. The building within which the pharmacy sits does not have historic importance or any particular architectural merit, particularly as the canopy and machine are sited with a modern extension to it, hence the installation of these minor features are considered to cause less than substantial harm to the designated heritage asset.

Crime and safety – Greater Manchester Police provided comments, in which they requested adequate lighting, CCTV, defensible space and a risk assessment. The agent submitted a security brief in which they stated that the machine is made of 5mm solid metal, with ‘unbreakable’ polycarbonate over the screen. The 12v light at the top provides 1500 lumens, there is a spycam within the front which records video triggered by movement and an alarm system is in place. GMP accepted these measures.

Conclusion – The MedPoint machine will provide a convenient prescription collection service 24 hours a day to the benefit of many nearby residents, especially those working during the pharmacy opening hours. No objections have been received from the local residents or police and the proposal complies with policies SP1, EN1 and DM1 of the Core Strategy and saved UDP policy DC14, therefore development may commence in accordance with the following conditions.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

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 drawings and documents;

- 'Security - MedPoint i1500' - stamped as received by the City Council as Local Planning Authority on the 5th November 2021

- 'Drawing 2' - stamped as received by the City Council as Local Planning Authority on the 8th December 2021

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Greater Manchester Police

Sport Bar, 121 Withington Road, Manchester, M16 8ED

98 Withington Road, Manchester, M16 8FA

6 Yarburgh Street, Manchester, M16 7FJ

4 Yarburgh Street, Manchester, M16 7FJ

119 Withington Road, Manchester, M16 8EB

117A Withington Road, Manchester, M16 8EE

100 Withington Road, Manchester, M16 8FA

98A Withington Road, Manchester, M16 8FA

Top Flat, 117A Withington Road, Manchester, M16 8EE

Flat 1, 100 Withington Road, Manchester, M16 8FA

4A Yarburgh Street, Manchester, M16 7FJ

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

Conservation Area - Whalley Range Conservation Area 1992

Flood Zones Type 2 (low to medium risk)

Susceptible to Surf Water Flood (Less)

Area Team Boundary - Name: SOUTH