MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131238/FO/2021
Date registered valid:	2 August 2021
Proposal:	The retention of an automated teller machine and associated signage
Address:	29 Withy Grove, Manchester, M4 2BJ
Ward(s):	Piccadilly Ward
Applicant:	Cardtronics UK Ltd t/a Cashzone PO Box 476, Hatfield, AL10 1DT
Agent (if any):	Cardtronics Service Solutions Hope Street, Rotherham, S60 1LH
Case officer:	Eve Woolstencroft Tel: 0161 234 4533 Email: eve.woolstencroft@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	28 September 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 16 August 2021 Expired: 6 September 2021

Neighbour notifications
Printed: 16 August 2021 Expired: 6 September 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

Listed building: Not applicable

Conservation area: Shudehill Conservation Area 1987

Tree Preservation Order:

Description of Site/Area
The application site relates to a ground floor commercial unit that is in use as a Hot Food Takeaway. The site is located within Shudehill Conservation Area.

Description of Development
The submitted application seeks advertisement consent for the retention of an automated teller machine and associated signage.

Consultations & Notification Responses

Local residents were notified however no responses were received

Highways

The proposed ATM is building mounted and flush with the existing external façade, and therefore a Projection Over License is not required.

The forecourt area within the vicinity of the ATM is sufficiently wide so that any queuing for the machine can be accommodated without inconveniencing passing pedestrians on the adjacent footway.

Due to the location within the city centre, it is anticipated that the ATM will not cause a significant increase to the level of vehicular trips on the surrounding highway. It is expected that many of the ATM users would arrive on-foot, by sustainable modes or park

on-street on the surrounding residential roads.

The Design and Access Statement states site approval has been obtained by a 'Cash in Transit' company. The potential routes to and from the ATM has been reviewed.

Clarification is sought on where the vehicles will park in consideration of the surrounding waiting/loading restrictions.

The illuminated panel associated with the ATM features static internal illumination. The applicant proposed luminance of such signage is stated as 60cd/m2 which, as such, is considered acceptable

Environmental Health – no comments

Design for Security at Greater Manchester Police –

Recommendation of the following security measures:

Lighting should be provided to the area around the proposed ATM 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 within paving etc.) should be employed and maintained at the front of the ATM to indicate that only one user at a time may enter the space.

· The proposed ATM should be protected by a closed circuit television system that should view the area and the users of the ATM, but not the ATM keypad itself.

· Replenishment of the ATM should be carried out from a secure area inside the host building / while the public are excluded from the building. A dedicated parking area should be provided for the cash-in-transit vehicle within the immediately vicinity of the ATM.

· The ATM itself must be securely anchored, alarmed and should include a banknote degradation system or similar – in-line with the attached ATM Security Working Group Guidelines document.

Policies

The main issues for consideration relate to the acceptability of the proposals in terms of the impact on visual amenity in particular on the adjacent conservation areas and on public safety. The main policies that relate to the assessment of the proposals are Sections 7 (Requiring Good Design) and 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework, policies EN3 (Heritage), CC9 (Design and Heritage), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC14.1 and 14.5 (Shop Fronts and Related Signs) and DC18.1 (Conservation Areas) of the Unitary Development Plan for the City of Manchester.

Visual Amenity
The proposed ATM and associated signage is small scale and set within a shop front. It is therefore not considered that the proposed advertisements would have a detrimental impact on the visual amenity of the shop front and maintains the character and appearance of Shudehill Conservation Area.

Given this, the proposed signage is considered to be in accordance with Sections 7 (Requiring Good Design) and 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework, policies EN3 (Heritage), CC9 (Design and Heritage) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC14.1 and 14.5 (Shop Fronts and Related Signs) and DC18.1 (Conservation Areas) of the Unitary Development Plan for the City of Manchester.

Security

The proposed location is on a busy main route close to other commercial units, it is considered that the detail set out on the approved plans and documents is sufficient from a crime prevention standpoint. Additionally, Greater Manchester Police have been consulted and recommended a number of security measures that are proposed to be added as conditions to the permission.

Other issues
The ATM has been installed within an existing shopfront which displays a number of unauthorised signage. The unauthorised signage on the building is considered to be unacceptable due to the location, size, design, and appearance.

They are not in keeping with the character of the area or with the scale of the frontage of the building and are therefore detrimental to visual amenity and inconsistent with UDP policies DC14.1 and DC14.5 'Shop Fronts & Related Signs'. They and do not preserve or enhance the character of the Shudehill Conservation Area and are therefore inconsistent with UDP policy DC18.1 'Conservation Areas'.

The applicant was therefore asked to remove this signage from the proposed drawings as it doe not benefit from advertisement consent as enforcement action may be taken in relation to these signs.

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 polices 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 for planning permission officers will seek to work with the applicant in a positive and pro-active manner to seeking solutions to problems arising in relation to dealing with the application.

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:

-Location Plan received by the City Council as Local Planning Authority on 02 August 2021.
-Existing and Proposed Plans and Elevations Drawing ref E023636 Rev 01 received by the City Council as Local Planning Authority on 27 September 2021.
-Proposed Logo Panel Drawing ref. NW0094 received by the City Council as Local Planning Authority on 02 August 2021.
-Top & Bottom Ftu Illuminated Sign Drawing ref. NW0305 received by the City Council as Local Planning Authority on 02 August 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.

2) The planning permission hereby granted relates only to the installation of the automated teller machine and to no other works to the shop front.

Reason - For the avoidance of doubt as other works to the shop front have been shown on the drawings, which are not applied for, pursuant to Policy DM1 of the Core Strategy.

3) Within three months of the date of the planning permission hereby granted, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the provision and implementation of security measures, including the provision of appropriate lighting, defensible space around the ATM, the specification and installation CCTV cameras, measures to deter against ram raid attacks and details of how the ATM would be serviced/replenished. The approved details shall be fully implemented within an agreed timescale and shall remain in place thereafter whilst the ATM remains in situ.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Unit R3, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R8 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R1 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 38B Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 16 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 14 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 11 And 12, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 16 To 17, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 23A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 3A, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 203, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 103, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit R4 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU2 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 38A Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 37 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 34 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 15 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 5 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
31 Withy Grove, Manchester, M4 2BJ
The Printworks, Withy Grove, Manchester, M4 2BS
Second Floor, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 20, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 602, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 501, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 106, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 401, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 302, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit MSU3 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 22 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 8 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU1 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
The Printworks, Corporation Street, Manchester, M4 2BS
Nuffield Health, Unit 4, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 803, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 27 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 40 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 18 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 3 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 5 And 6, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 13, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 305, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 41 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 36 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 33 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 30 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 26 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ

Unit 7 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 703, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 503, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 304, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 101, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit R2 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU4 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R9 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU5 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 35 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 39 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 29 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 17 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 12 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 1 And 2 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 28 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 27 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 13 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 4 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 19 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 6 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units R6 And R7 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 14, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 19, The Printworks, Withy Grove, Manchester, M4 2BS
Hard Rock Cafe, The Printworks, Corporation Street, Manchester, M4 2BS
Flat 504, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 303, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 404, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 104, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 102, The Works, 33 Withy Grove, Manchester, M4 2BJ
Kiosk, The Printworks, Withy Grove, Manchester, M4 2BS
Units 2 An 2C, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 18, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 1A, The Printworks, Withy Grove, Manchester, M4 2BS
5 Well Street, Manchester, M4 2AG
Next, 100 Corporation Street, Manchester, M4 3AJ
Basement, 5 Well Street, Manchester, M4 2AB
Unit R5 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
7 Shudehill, Manchester, M4 2AF
The Works, 33 Withy Grove, Manchester, M4 2BJ
Store For Unit 3 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 10, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 601, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 604, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 801, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 702, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 603, The Works, 33 Withy Grove, Manchester, M4 2BJ
Drome, 94 - 96 Arndale Centre, Market Street, Manchester, M4 2HU
Chisholme Hunter, 60 Arndale Centre, Market Street, Manchester, M4 2HU
99 - 101 Arndale Centre, Market Street, Manchester, M4 2HU
Hard Rock Casino, Withy Grove, Manchester, M4 2BS
Time Out, Withy Grove, Manchester, M4 2BS
Flat 403, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 402, The Works, 33 Withy Grove, Manchester, M4 2BJ

Treetop Adventure Golf, Unit 17A, The Printworks, 7 Dantzic Street, Manchester, M4 2AD
Unit 21 And 22, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 802, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 901, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 204, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 902, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 701, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 502, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 201, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 105, The Works, 33 Withy Grove, Manchester, M4 2BJ
2 Dantzic Street, Manchester, M4 2AD
Unit 3, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 2C, The Printworks, Withy Grove, Manchester, M4 4BS
Unit 15, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 1, The Printworks, Withy Grove, Manchester, M4 2BS
35 - 39 Withy Grove, Manchester, M4 2BJ
Flat 205, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 301, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 202, The Works, 33 Withy Grove, Manchester, M4 2BJ

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Shudehill Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1