

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131261/FO/2021

Date registered valid: 5 August 2021

Proposal: Installation of an ATM

Address: 260 Wilmslow Road, Manchester, M14 6JR

Ward(s): Fallowfield Ward

Applicant: Ms Jan Clark Notemachine UK Ltd Russell House, Elvicta Business park, Crickhowell, NP8 1DF

Agent (if any):

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27.09.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8 September 2021

Standard consultations:

Printed: 13 August 2021 Expired: 3 September 2021

Neighbour notifications

Printed: 13 August 2021 Expired: 3 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

Description of site/building

This application relates to the southern end of the frontage of a large detached convenience store on the west side of Wilmslow Road close to its junction with Wilbraham Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is located within the Fallowfield District Shopping Centre.

Description of development

Consent is sought to retain an ATM in the Wilmslow Elevation of the property in what was a display window.



Consultations & Notification Responses

Local residents/businesses

No representations received.

Highway

- The ATM machine will be building mounted, projecting to a distance of 0.04m, a projection over license will not be 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.
- The 'Cash In Transit' vehicle will be required to take into consideration the surrounding parking restrictions.

Greater Manchester Police Design for Security

Have made the following comments.

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.

Policy

Core Strategy

The Relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DC 14 which addresses issues around shop fronts and advertisements

Issues

Principle

The principle of locating an ATM in a commercial property fronting the highway is considered to be acceptable.

Location

The ATM is located at the southern end of a long shop frontage. It fronts onto the public footpath. There appears to be an issue with displays encroaching on the space around the ATM and the applicant has been made aware of this. In all other respects the location is acceptable.

Design

The ATM replaces what was a display window although it was not used as such,. The window has been replaced with a coloured panel into which the ATM is set. This design solution is considered acceptable.

Security

The scheme meets the requirements of GMP. There is an issue of displayed goods and trolleys encroach into the area in front of the ATM and the agent has been made aware of this as it could result in people using the ATM being trapped. A condition is therefore proposed requiring a metre square to be marked on the floor and for there to be no encroachment into it.

Conclusion

In terms of the installation there are no issues only one of management on the part of the shop operator. In all other respects the proposed development is acceptable.

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 issues arising from the consideration of this 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:

T020343_AI received 5 August 2021

NM-GA-F1-8 received 5 August 2021

Design and Access Statement received 5 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) Within 1 month of permission hereby approved, full details shall be submitted to and approved by the City Council as Local Planning Authority, showing defensible space ground markings (e.g. 1 sqm painted area or change in surface texture) at the front of the ATM to indicate that only one user at a time may enter the space. The agreed scheme shall be fully implemented within 3 months of details being submitted and agreed and there shall be no encroachment into the area of goods on display or the storage of shopping trolleys. The marking shall be maintained and retained at all times thereafter.

Reason - To safeguard the security of users of the ATM, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Greater Manchester Police

Room B Flat 38, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 33, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 27, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 19, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 17, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 9, 5A Wilbraham Road, Manchester, M14 6JS
Flat 6, 5A Wilbraham Road, Manchester, M14 6JS
Flat 4, 5A Wilbraham Road, Manchester, M14 6JS
Flat 43, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 35, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 28, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 36, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 26, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 16, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 48, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 42, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 37, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 36, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 32, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 31, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 26, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 23, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 10, 5A Wilbraham Road, Manchester, M14 6JS
Flat 8, 5A Wilbraham Road, Manchester, M14 6JS
Flat 34, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 32, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 29, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 23, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 49, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 43, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 35, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 30, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 26, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 22, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 22, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 20, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 16, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 15, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 14, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 14, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 14, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 5, 5A Wilbraham Road, Manchester, M14 6JS
Flat 45, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 31, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 22, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 47, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 46, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 41, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 46, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND

Room B Flat 45, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 45, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 44, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 40, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 38, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 35, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 34, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 32, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 29, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 26, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 26, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 1, 5A Wilbraham Road, Manchester, M14 6JS
Flat 25, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 44, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 30, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 39, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 24, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 21, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 43, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 34, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 24, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 21, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 21, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 20, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 13, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 13, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 33, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 39, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 37, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 18, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 33, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 31, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 28, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 3, 5A Wilbraham Road, Manchester, M14 6JS
Flat 38, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 49, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 42, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 19, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
14 Boland Drive, Manchester, M14 6DS
Room A Flat 14, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 13, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 44, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 37, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 23, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 47, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat Above, 5 - 7 Wilbraham Road, Manchester, M14 6JS
Flat 7, 5A Wilbraham Road, Manchester, M14 6JS
Flat 2, 5A Wilbraham Road, Manchester, M14 6JS
Flat 48, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 20, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 17, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 15, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 40, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 14, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND

Flat 27, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
258 Wilmslow Road, Manchester, M14 6JR
5B Wilbraham Road, Manchester, M14 6JS
10 Boland Drive, Manchester, M14 6DS
12 Boland Drive, Manchester, M14 6DS
5C Wilbraham Road, Manchester, M14 6JS
Flat 11, 5A Wilbraham Road, Manchester, M14 6JS
5D Wilbraham Road, Manchester, M14 6JS
Ladybarn House, Wilmslow Road, Manchester, M14 6ND
5 - 7 Wilbraham Road, Manchester, M14 6JS
Units 1 To 3, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
Unit 5, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
Unit 6, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
Unit 4, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
Flat 12, 5A Wilbraham Road, Manchester, M14 6JS
Room B Flat 47, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 38, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 29, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 25, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 25, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 18, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 17, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 13, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 13, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 49, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 46, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 41, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 38, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND

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