

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129697/FO/2021

Date registered valid: 12 March 2021

Proposal: Retrospective application for the installation of an automated teller machine (ATM)

Address: 5-7 Bury New Road, Manchester, M8 8FW

Ward(s): Cheetham 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: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 May 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 18 March 2021 Expired: 8 April 2021

Neighbour notifications

Printed: 18 March 2021 Expired: 8 April 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

This application relates to a hot food takeaway shop within a parade of commercial premises on Bury New Road in the Cheetham Hill area of North Manchester. The parade of shops has bollards that run the entire parade of shops.

The submitted retrospective application is for the installation of an ATM to shopfront to the left hand side of the entrance to the food premises.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and no representations were received.

The Highways Team were consulted and raised no objection to the proposal.

GMP were consulted and commented the following security measures be incorporated into the scheme:

- o 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.

- o 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.
- o 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.
- o 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.
- o 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.

Issues

Policy

NPPF (2019)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- iii. Chapter 12: Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

Policy

LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY DEVELOPMENT PLAN DOCUMENT (ADOPTED 11 JULY 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

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.

Policy DM 1 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:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Policy EN1 'Design principles and strategic character areas' states that all development in Manchester will be expected to follow the seven principles of urban design. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Proposals for new development must clearly detail how the proposed development addresses the design principle, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategic objectives.

UNITARY DEVELOPMENT PLAN SAVED POLICIES

DC26.1 The council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the city. In giving effect to this intention, the council will consider both

- a) the effect of the new development proposals which are likely to be generators of noise and
- b) the implications of new development being exposed to existing noise sources which are effectively outside planning control

E3.3 The council will upgrade the appearance of the city's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems.

ISSUES

PRINCIPLE OF DEVELOPMENT

The submitted retrospective application is for the installation of an ATM to shopfront. The ATM has been located the in the shop front. The site is located adjacent to the adopted highway.

An accompanying retrospective application has been received (129698/AO) for the signage, for the ATM.

The ATM has already been installed along the left hand side of the existing entrance of to the shop. The ATM has been installed in the existing glazed front shopfront in this part of the façade. The ATM protrudes slightly from within the glazing of the existing façade.

There appears to be a forecourt area immediate outside the vicinity of the ATM which appears to be sufficiently wide so that anyone queuing for the machine can be accommodated without inconveniencing passing pedestrians.

The ATM and associated adverts are of a standard design and appearance and very similar to other ATM's within the vicinity and elsewhere in the City.

Overall the ATM is considered to be acceptable in terms of location and security.

DESIGN & APPEARANCE

The proposed ATM in terms of design and appearance is standard and there will be no significant impact upon the character of the building and within the general area.

HIGHWAYS

Highways Officers have no objection to this proposal.

The proposed ATM is building mounted and projects to a distance of 0.4m, and therefore a Projection Over License is 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 district 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 adjacent to the building. Therefore, the proposal is considered to be acceptable.

SECURITY

The following security measure are required to satisfy the requirement set out by GMP. They are as follows.

- o 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.
- o 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.
- o 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.
- o 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.
- o 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.

As a result of the application being retrospective the security measures suggested by GMP will be attached to the consent as a condition required to be implemented within 1 month of the consent after the approval is granted.

With regards to the location of the ATM, GMP requested it is pertinent that 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 applicant has confirmed that the Cash in Transit crew will park as close as possible to the site ensuring they have a clean line of sight to the ATM, if the spaces are free outside the unit, they will park there. In response to this arrangement GMP have confirmed this would be 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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within the NPPF and policies SP1 and DM1 of the Core Strategy.

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:

E623318

NW0054

NW0094

The Location Plan and the Design and Access Statement, stamped as received on the 12 March 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 the date of this 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. 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 agreed scheme shall be fully implemented within 2 months, maintained and retained at all times thereafter.

Reason - To ensure adequate defensible space is installed in front of the ATM pursuant policy DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

3) Within 1 month of the date of this permission hereby approved, full details including manufacturer's specifications (e.g. location, type of lighting, fixing details, adequate and uniform level so not to allow any areas of pooling/shadowing) are required of the lighting around the ATM shall be submitted to and approved by the City Council as local planning authority. The agreed scheme shall be fully implemented within 2 months, maintained and retained at all times thereafter.

Reason - In the interests of security and visual amenity, pursuant policy DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

4) Within 1 month of the date of this permission hereby approved, full details including manufacturer's specifications (e.g. location, type of camera, fixing details) are required of the CCTV camera before installation, shall be submitted to and approved by the City Council as local planning authority. The agreed scheme shall be fully implemented within 2 months, maintained and retained at all times thereafter.

Reason - In the interests of visual amenity, pursuant policy DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

First And Second Floors, 7 Bury New Road, Manchester, M8 8FW
7 Bury New Road, Manchester, M8 8FW
5 Bury New Road, Manchester, M8 8FW
Beds Direct, Sherborne Street, Manchester, M8 8NE
1B Bury New Road, Manchester, M8 8FW
1A Bury New Road, Manchester, M8 8FW
3 Bury New Road, Manchester, M8 8FW

Appendix 2 – Planning constraints

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