

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143554/FO/2025
Date registered valid: 25 July 2025
Proposal: Installation of an ATM to be installed through the shopfront window
Address: 589 Stockport Road, Manchester, M13 0RX
Ward(s): Longsight Ward

Applicant: Ms Ann- Marie Porter, Euronet Worldwide
Agent (if any): Mr Desmond Ager, Des Ager Planning Consultant
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 15 September 2025



Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 10 September 2025

Standard consultations:

Printed: 6 August 2025 Expired: 28 August 2025

Neighbour notifications

Printed: 6 August 2025 Expired: 28 August 2025

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/ Area

The application site relates to 589 Stockport Road in Longsight. The shop is a fast-food takeaway (class sui generis) and operates with the following hours, Monday- Thursday 11:00- 03:00, Friday- Saturday 11:00- 04:00, Sunday 11:00- 02:00. The property is located as the end terrace on a row of shops. The surrounding area consists of similar natured shops, comprising of supermarkets, takeaways and local grocers. The site is located in flood zone 3 of the environmental agency's mapping system. Stockport Road is a busy street with heavy vehicular and pedestrian traffic that links Stockport to Manchester City Centre.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

The applicant is seeking planning permission for the installation of an ATM through the shop front window to provide 24-hour banking facilities for customers of Al- Aqsa, 589 Stockport Road. The ATM is expected to have a reasonably high level of transactions based off existing installations in the area and would be replenished approximately every seven days.

Consultations & Notification Responses

Neighbours as per appendix 1, no comments or objections.

Highways-

The ATM is building mounted and projects to a distance of 0.04m, 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. The illuminated panel associated with the ATM features static internal illumination. The applicant proposed luminance of such signage is stated as 100cd/m² which, as such, is considered acceptable. Operatives undertaking servicing / maintenance will be expected to comply fully with the relevant traffic laws, including any local parking and movement restrictions

Greater Manchester Police-

Concerns were raised about the crime and safety of potential users.

The proposed ATM will be located within the frontage of a late-opening restaurant and takeaway, adjacent to the entrance of the unit itself. These are features that would allow offenders to legitimately loitering and pass close-by to the ATM and its users.

This is contrary to the best practice guidance published by the ATM Security Working Group Section 24.2 of which states that ATMs should not be located directly adjacent to features that provide a legitimate reason for the public to loiter or unavoidably funnel pedestrians into close proximity with ATM users.

If the location were deemed appropriate, we would be recommending standard security measures (such as secure anchoring, CCTV coverage, defensible space ground markings, servicing protocols etc.) are implemented to protect the ATM, its users and replenishers. However, these measures will not overcome the inherent vulnerabilities of the location in this instance.

POLICY

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

The Manchester Core Strategy- Development Plan Document 2012-2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

The National Planning Policy Framework (December 2024)- The Governments own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

Places for Everyone- A long-term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth, it has been published by the GMCA on behalf of the nine districts (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford,

Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1- Sustainable Places, paragraph 8: Safe, including by designing out crime and terrorism, reducing opportunities for anti-social behaviour and by ensuring that developments make appropriate provision for response and evacuation in case of an emergency or disaster.

Issues

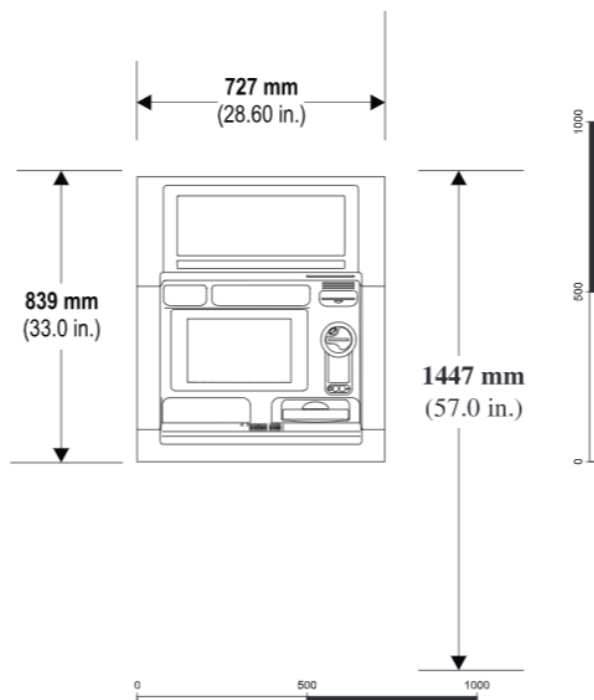
Principle

The principle of the installation of the ATM is supported as it provides 24-hour banking facilities; however, consideration must be given of the proposals siting scale and massing, impacts on surrounding residential amenity and crime and safety in the local area. It is considered that the ATM installation would lead to increased crime and fear of crime within the area and therefore conflicts with guidance listed in the preceding section.

Scale and Appearance

The ATM itself will be situated south-west from the entrance of Al-Aqsa. The ATM will measure approximately 727mm in width and be positioned at approximately 1447mm tall. From ground floor level, it will measure approx. 795mm to the base of the ATM. The structure is not considered to be excessive in scale and would sit appropriately to the surrounding street scene. The ATM would be simple in appearance being a rectangular structure. The appearance would fit in well within the context of the shops due its commercial appearance. The proposed would face out onto the street and be located near the southern boundary shared with the neighbouring property.

Proposed Plans



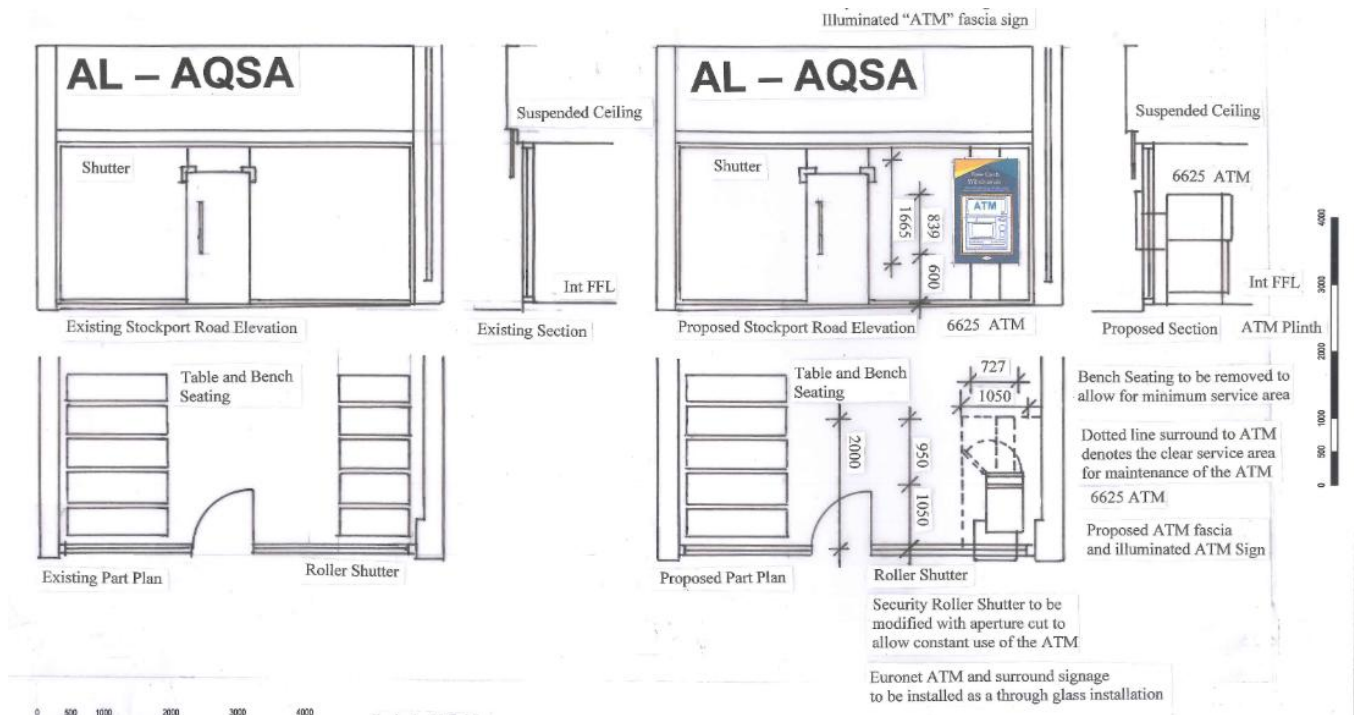


Photo by agent

Crime and Safety

In assessing the application against the above policies and objectives there is concern that this proposal will not only be a crime generator but also increase the perception of crime in the local area. Comments made by the GMP highlighted concerns relating to the proposed ATM, that potential offenders would have a reason to loiter due to the late opening take-away. The late opening hours are as follows, Monday- Thursday 11:00- 03:00, Friday- Saturday 11:00- 04:00, Sunday 11:00- 02:00. Crime prevention measures were discussed with Greater Manchester Police who replied that in this instance, there would be no measures suitable to deter the threat of crime in this location. The ATM would cause unnecessary harm and pose potential safety implications for the users. Overall, this would reduce the amenity and environmental quality for the local area. The development would allow somebody to be easily burglarised whilst

undertaking a transaction and would increase the perception of crime which would deter users and attract potential offenders.

Additionally, vehicles, specifically vans, frequently park in the loading bay adjacent to the shop. This popular parking spot reduces the visibility of the ATM and its users from the opposing pathway (pictured below.) The reduction in passive surveillance would attract offenders and deter potential users of the ATM machine. Presently, metal mid-rise signage outlines the shop forecourt boundaries. This signage associated with the ATM would create a confined. The signage would prevent a possible escape from a potential crime and create an enclosed effect by the ATM machine. Places for Everyone Policy JP-P1 states that development should, reduce opportunities for anti-social behaviour.

Policy SP1 states that it is important that development in all parts of the City should make a positive contribution to neighbourhoods, ensuring the health safety and wellbeing of residents. Policy DM1 of the Core Strategy also states that all development must have regard for community safety and crime prevention. It is the crime prevention in ensuring the safety and wellbeing of residents which is of key consideration when assessing a proposal of this nature. With all factors considered, the ATM would create a risk of opportunistic crime and cannot be supported for this reason.

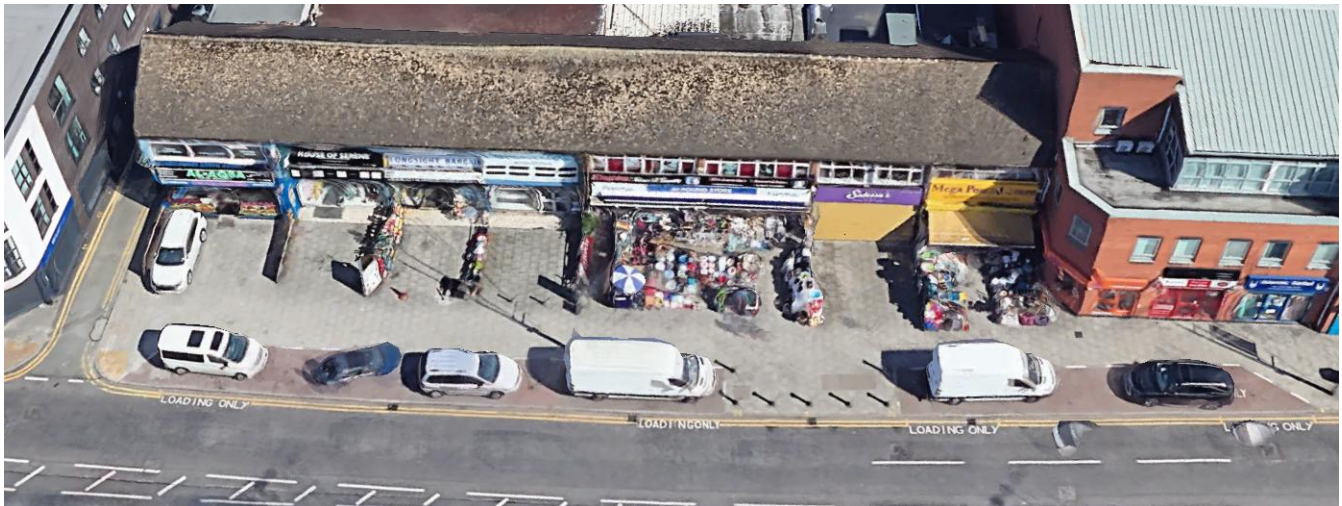


Figure showing car parking along application site.

Conclusion

The agent of the application was informed of the above issues and notified of the LPA's intent to refuse the proposal. For the reasons specified above, it is considered that the proposal is unacceptable due to its potential impact on crime and safety of the area. The proposal therefore cannot be supported by the City Council as it conflicts with Policy DM1, SP1 of the Manchester Core Strategy, Chapter 8 and 12 of the NPPF and Policy JP-P1 of Places for everyone.

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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: Refuse

Article 35 Declaration

The proposal does not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not compromise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

Reasons for recommendation to refuse

- 1) The proposal is considered to be unacceptable on the basis that the proposed ATM will not only become a focal point for loitering but also an opportunity for crime and anti-social behaviour. This will not only increase crime in the local area but also the perception and fear of crime, therefore undermine the safety/quality of life of residents and the local community. This is contrary to the policy DM1 and SP1 of the Manchester's Core Strategy Development Plan Document, National Planning Policy Framework Chapters 8 and 12, and Places for Everyone Policy JP-P1.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

Flat 8, 587A Stockport Road, Manchester, M13 0RX
Flat 7, 587A Stockport Road, Manchester, M13 0RX
591A Stockport Road, Manchester, M13 0RX
591 Stockport Road, Manchester, M13 0RX
Flat 6, 587A Stockport Road, Manchester, M13 0RX
Flat 5, 587A Stockport Road, Manchester, M13 0RX
Flat 4, 587A Stockport Road, Manchester, M13 0RX
Flat 3, 587A Stockport Road, Manchester, M13 0RX
Flat 2, 587A Stockport Road, Manchester, M13 0RX
Flat 1, 587A Stockport Road, Manchester, M13 0RX
587B Stockport Road, Manchester, M13 0RX
587C Stockport Road, Manchester, M13 0RX
591B Stockport Road, Manchester, M13 0RX
595E Stockport Road, Manchester, M13 0RX
593 Stockport Road, Manchester, M13 0RX
595B Stockport Road, Manchester, M13 0RX
595F Stockport Road, Manchester, M13 0RX
First Floor, 595C - 595D Stockport Road, Manchester, M13 0RX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA