

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 143043/FO/2025

**Date registered valid:** 5 June 2025

**Proposal:** Elevational alterations including installation of shopfront and ATM together with the installation of louvres and 2no. condensers to the rear.

**Address:** Unit 5, Harpurhey Retail Market, Harpuhey Shopping Centre, Lee Road, Manchester, M9 4DH

**Ward(s):** Harpurhey Ward

**Applicant:** Cash Access UK

**Agent (if any):** Mr Kieran Leadbetter Lewis Hickey Ltd

**Case officer:** Harriet Aidoo  
Tel: 0161 234 4532  
Email: [harriet.aidoo@manchester.gov.uk](mailto:harriet.aidoo@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 19 August 2025

## Application details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 25 June 2025

## Standard consultations:

Printed: 16 June 2025      Expired: 7 July 2025

## Neighbour notifications

Printed: 16 June 2025      Expired: 7 July 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/building

**Listed building:** Not applicable

**Conservation area:** No

**Tree Preservation Order:** No

## Description of site / building / area

This planning application relates to Unit 5 Harpurhey Retail Market, Harpurhey Shopping Centre. The shopping centre is bounded by Church Lane , Upper Conran Street and Moston Lane , and Rochdale Road and lies within the Harpurhey District Centre.



(Site visit 25.06.2025)

It is understood that Unit 5 is presently vacant, but was previously occupied by a newsagent, trading as (Lucky News). To the rear is a shared service yard.

### Site history

- 143044/AO/2025 Advertisement consent for the display of: internally illuminated fascia sign, internally illuminated projecting hanging sign, internally illuminated ATM signage, and internally illuminated window display signs.  
APPROVED 22.07.2025
- 086646/FO/2008/N1 - Installation of 0.74m elliptical satellite dish on front elevation, REFUSED 23.07.2008
- 057894/AO/NORTH1/99 - Illuminated letter name sign, APPROVED 09.12.1999
- 057570/FO/NORTH1/99 - Use of trolley area as hot food offer ( Class A3 ) with elevational alterations, APPROVED 09.11.1999
- 053333/FO/NORTH2/97 - Construction of 2 canopies above the entrances to the communal staircases of the flats over the shops, APPROVED 19.12.1997
- F/AD03662 - Illuminated fascia sign on front elevation of shop unit, and 1 illuminated projecting box sign, APPROVED 29.04.1982
- F/AD03023 - Car park circulation signs and building signs, APPROVED 04.02.1981
- F/AD02403 - Erection of 2 non-illuminated 96 sheet and 10 non-illuminated 48 sheet advertisement boards with fencing around new shopping centre, APPROVED 15.01.1980
- F11836 - Construction of Superstore, shops, flats, offices and associated car parking areas, APPROVED 07.11.1979

### Description of development

The submitted application proposes elevational alterations including the installation of a new shopfront and ATM to the front façade, together with the installation of louvres and 2no. condensers to the rear elevation.

The proposed development would involve the internal reconfiguration of Unit 5 to serve as a banking hub.

Clarification was requested from the agent regarding the proposed new glazing along the front elevation. Revised plans were subsequently submitted (dated, 15/08/2025). The revisions would comprise of:

- Reconfiguring the proposed internal ground floor layout and relocating a meeting room away from the front elevation.
- moving the ATM enclosure further over within the shopfront to enable the application of the internal applied obscured vinyl to be limited to the area of glazing around the ATM

(applied for security reasons). The remainder of the glazing will be clear glass enabling views into the Banking Hub.

- the proposed colour of the shopfront frames are annotated on the elevation drawing,
- 2no. CCTV domes would be incorporated to the frontage to improve security for those using the proposed ATM.

The signage shown on the submitted plans forms part of a separate application for advertisement consent which has been granted approval on 22nd July 2025.

## **Consultations & Notification Responses**

### **1. Neighbours**

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

### **2. Environmental Health**

Environmental Health officers have recommended the conditions restricting construction hours and that externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location are attached to any planning approval: -

## **POLICY**

### **1. The National Planning Policy Framework (NPPF), (December 2024)**

Paragraph 141 of the NPPF states that "the quality and character of places can suffer when advertisements are poorly sited and designed" , thereby highlighting the need for quality control in the design and decision making related to signage and shopfronts. Of relevance are:

- Chapter 7 - Ensuring the Vitality of Town Centres
- Chapter 12 - Achieving Well-Designed Places

### **2. Places for Everyone (2022 - 2039)**

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policies are considered to be relevant:

- JP-P1 - Sustainable Places
- JP-S1 - Sustainable Development

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

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)

4. Saved Unitary Development Plan Policies - The UDP has been superseded by the Core Strategy Development Plan, of relevance are the following saved policies.

- Saved Policy DC14 - Shop Fronts & Related Signs
- Saved Policy DC15 - Advertisements, Hoardings & Posters

5. Manchester City Council - Shopfront and Signage Guidance

This is a City Council document which sets out best practice for shopfronts and signage design across the city in order to promote positive change in the context of its urban environment and builds upon and provides more detailed advice and guidance on Development Plan policies.

Shopfronts throughout the city have a significant impact on the retail and visitor experience and the character the environment. High-quality and well-considered shopfronts and advertisements should therefore be an aspiration for all involved in the commission, design and installation of shopfronts. The document is intended as a guide for all parties involved in the design and implementation of works to shopfronts cross the city.

## **ISSUES**

In the case of this application, the initially submitted plan has been revised and revised plans subsequently submitted, (dated, 15/08/2025).

## **Principle**

The proposed elevational alterations include the installation of a new shopfront and ATM to the front façade, together with the installation of louvres and 2no. condensers to the rear elevation are commensurate with the nature of the use of the application site. The proposed development is therefore considered acceptable in principle. Notwithstanding this factor, consideration must be given to the design and the impact of the proposed development upon existing levels of visual and residential amenity.

## **Residential / Visual Amenity**

In this instance, Unit 5 is located within a commercial area which is characterised by a broad range of buildings and architectural styles. The proposed elevational alterations include installation of shopfront and an ATM, which whilst not including aspects of shop front design as set out in the Shopfront and Signage Guidance; together with the installation of louvres and 2no. condensers to the rear are considered to be appropriate in the context of the established

commercial unit within Harpurhey Shopping Centre, and would be in keeping with character of the areas within which Unit 5 is located.

Due to the high level of commercial signage, and shop displays, the street scene has a vibrant character. There are numerous buildings within the shopping parade where the unit is sited and wider Harpurhey Shopping Centre, which have shop fronts comprising significant area of glazing. It is intended to use matching materials comprising of brick and aluminium glazed shopfront powder coated dark grey - (paint RAL 7021), which is considered to be acceptable. The appearance of the proposed shop front would be broadly consistent with the existing street scene and therefore the proposal would not adversely affect the appearance or character of this area of the Harpurhey district centre.

In considering the characteristics of the proposed ATM within the front elevation, and internal displays within the premises (not requiring advertisement consent), it is considered that it provides a clear and effective display of information relating to the proposed use - as a Banking Hub and provides greater clarity for the on-going use with no undue harm to residential or visual amenity.

The proposed elevational alterations involving the installation of louvres and 2no. condensers to the rear façade would face an enclosed service yard. It is considered that the proposed louvres are well-designed with minimal impact in visual terms upon the street scene and visual amenity. It is considered that these elements of the proposed development would be in-keeping with the existing commercial character of Harpurhey Shopping Centre.

The proposed 2no. condenser units are of a standard design and appearance and would mirror those already in situ within the rear service yard. However, given the lack of detail in the submitted information regarding the level of noise which would be generated when the proposed 2no. condensers are operational and given the observations in respect of this matter by consultees it is recommended that a condition is attached to any approval requiring details (manufacturers specifications) to be provided for further assessment. On this basis, and subject to planning conditions, the submitted application is considered to be acceptable.

The proposed elevational changes would also represent a sympathetic and contemporary intervention typical of a modern retail store and be in keeping with the character and appearance of both the host building and the local context, reflecting the aspirations of the Council's recently adopted Shopfront and Signage Design Guide.

## **Conclusion**

For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2024); The Manchester Core Strategy Development Plan Document (2012); saved Unitary Development Plan (1995); Places for Everyone supplementary guidance document (2022 - 2039); Manchester City Council - Shopfront and Signage Guidance supplementary guidance document (2024); and no comments or objections have been received in response to this application from local residents and local businesses.

## **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:** Approve

## **Article 35 Declaration**

In the case of this application, the initially submitted scheme has been revised and revised plans subsequently submitted, (dated, 15/08/2025) which address concerns originally raised in relation to the lack of natural surveillance due to the extent of the use of internally applied obscured vinyl in connection to the internal layout. The proposal has been assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

## **Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

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 following drawings and documents:

- Location Plan with application site edged in red, received by the City Council as Local Planning Authority on 27 May 2025.
- Flood Risk Assessment - FLOOD MAP FOR PLANNING , received by the City Council as Local Planning Authority on 27 May 2025.
- Proposed ELEVATION REAR DEMOLITIONS, drawing HUB194-LHA-XX-XX-DR-A-DM003 P01, revision P01, received by the City Council as Local Planning Authority on 27 May 2025.
- Proposed FRONT ELEVATION DEMOLITIONS, drawing HUB194-LHA-XX-XX-DR-A-DM002, revision P01, received by the City Council as Local Planning Authority on 27 May 2025.
- Proposed GF PLAN DEMOLITIONS, drawing HUB194-LHA-XX-00-DR-A-DM001, revision P01, received by the City Council as Local Planning Authority on 27 May 2025.
- Proposed REAR ELEVATION, drawing HUB194-LHA-XX-XX-DR-A-00003, revision P02, received by the City Council as Local Planning Authority on 05 June 2025.
- Proposed GF PLAN, drawing HUB194-LHA-XX-00-DR-A-00001, revision P04, received by the City Council as Local Planning Authority on 15 August 2025.
- Proposed FRONT ELEVATION, drawing HUB194-LHA-XX-XX-DR-A-00002, revision P04, received by the City Council as Local Planning Authority on 15 August 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The materials to be used throughout the development hereby approved, shall be implemented in accordance with the approved details as specified on plans referenced in Condition 2 of this approval, received by the City Council as the Local Planning Authority on 05 June 2025, and 15th August 2025.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of

5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved, the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policy DM1 of the Manchester Core Strategy and saved UDP policy DC26.

## **Informative**

1) Construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

## **Appendix 1 – List of consultees & neighbours notified**

### Environmental Health

Units 49 And 51, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH  
Harpurhey District Office, 6 Moston Lane, Manchester, M9 4DD  
1 Lee Road, Manchester, M9 4DH  
2 Lee Road, Manchester, M9 4DH  
Unit 3, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH  
Unit 12, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH  
Farmfoods, Unit 10, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH  
Barnardo's, Unit 7, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH  
Unit 5, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH

## **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  
Area Team Boundary - Name: NORTH AREA