

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143836/FO/2025
Date registered valid: 28 August 2025
Proposal: Retention of automated teller machine and installation of associated external alterations.
Address: 126 Oldham Road, Manchester, M4 6AG
Ward(s): Ancoats & Beswick Ward

Applicant: NCR Atleos
Agent (if any): Ms Natalie Gaunt NCR Atleos
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 08 October 2025

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 16 September 2025

Standard consultations:

Printed: 4 September 2025

Expired: 25 September 2025

Neighbour notifications

Printed: 4 September 2025

Expired: 25 September 2025

Site notice

Posted: 16 September 2025

Expired: 7 October 2025

Press advert

Published: 9 September 2025

Expired: 30 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: Not applicable

The site that is the subject of this planning application, is the existing retail premises on the northern side of Oldham Road at number 126. Oldham Road a key radial route to/from Manchester City Centre and the premises in question in a part of a run of shops and commercial units at ground floor.

The area comprises of predominantly commercial/ retail uses, and there is some residential.

The Wing Yip and CDO Customer Service Point are sited across the road from the premises.

The site is located in Ancoats Conservation Area.

There are no listed buildings in the direct vicinity of the proposed site, so the works do not affect the setting of any listed buildings.

Description of Development

The proposal seeks planning permission for the retention of automated teller machine and installation of associated external alterations.

Related Applications

142455/FO/2025 - Retention of automated teller machine.

Refused May 2025.

142456/AO/2025 - Retention of 1no internally illuminated panel sign and 1no internally illuminated top sign.

Approved May 2025.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received due to this publicity.

Highway Services - Confirmed that a projection over license was not required and that access to the site and other sites would not be impeded by the proposed development. Also confirmed that 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. Confirmed that the static internal illumination of the ATM is not significant enough to cause distraction issues to passing traffic. Informatives regarding works that could affect the highway have been added to the decision.

Greater Manchester Police - Were consulted on this application, but no consultation response was received.

Policy

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st March 2024:

- Policy JP-Strat2 - City Centre
- Policy JP-P2 - Heritage

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

- Policy SP1 - Spatial Principles
- Policy CC9 - Design and Heritage
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 - Conservation Areas

National Planning Policy Framework (NPPF)

- Chapter 12 - Achieving well-designed and beautiful places
- Chapter 16 - Conserving the Historic Environment

Issues

Principle of Development

ATMs can be considered to be appropriate to implement in units occupied by shops. Therefore, the principle of the development is accepted.

The proposal must now be judged against its impact upon visual amenity, public safety and access.

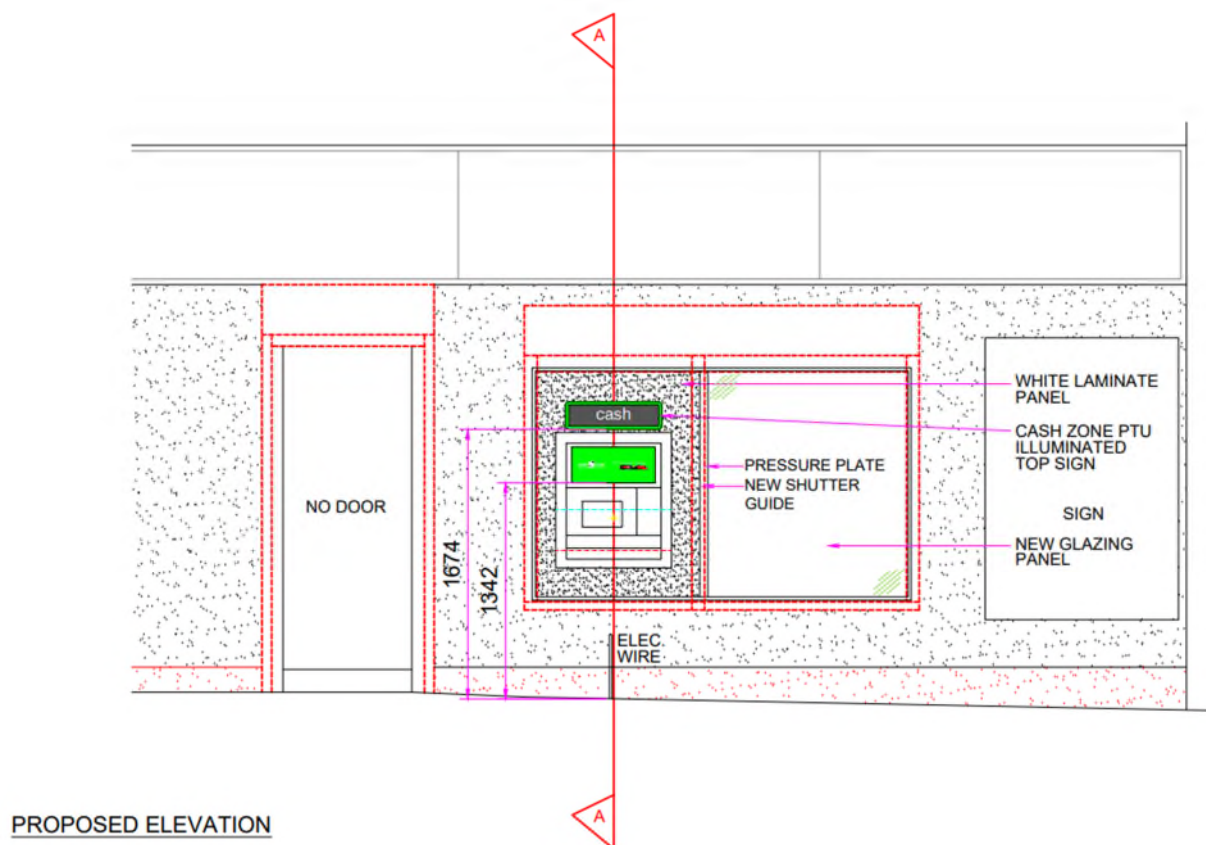
Visual Amenity

This submission follows a previous submitted application (142455/FO/2025) which was refused on visual amenity grounds.

The Local Planning Authority took the view on that submission, that whilst order for an ATM to be installed, there must be some kind of solid surround put in place, in order to comply with certain mandatory requirements, the Local Planning Authority did not see any justification as to why an entire long glazed panel has been removed and been entirely replaced by an external security wall with a white laminate finish.



Existing elevation



Proposed elevation

This was deemed to be an inappropriate and unacceptable external alteration.

The revised scheme submitted has responded to the points outlined by the Local Planning Authority in the previous refusal. Whilst some glazing previously in place will be lost due to the installation of the ATM, the rest of the glazing panel will be restored instead of being replaced by white laminate.

On this basis, the development can be accepted.

Public Safety

Greater Manchester Police were formally consulted and did not provide a consultation response to object to the retention of the ATM.

Access

Access to the site and other properties will not be affected.

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 ATM is set at a height that makes it accessible for all users and has space to the front for a wheelchair. Key 5 has raised markings for blind persons to identify the centre key.

Conclusion

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

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

Officers have worked with the applicant/agent in a positive and proactive manner in relation to dealing with the application.

Condition(s) to be attached to decision for approval

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, received by Manchester City Council as the Local Planning Authority on 28 August 2025:

- Location plan

- Existing and proposed Plan, Section and Elevation E025850
- Proposed 6625 Adv Green Illuminated Logo Panel
- Proposed Cashzone Ftu Universal Illuminated Top and Bottom Sign CSS0104 SHT 1

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.

3) The glazing to the right handside of the ATM shall remain as clear glass in perpetuity as indicated on drawing - Existing and proposed Plan, Section and Elevation E025850 received by the City Council, as Local Planning Authority, on the 28 August 2025

Reason - In the interest of natural surveillance and the visual amenity of the shop front pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy (2012).

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

2) The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

Greater Manchester Police

130A Oldham Road, Manchester, M4 6BG

9 Portugal Street, Manchester, M4 6EP

Hsbc Bank, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY

130 Oldham Road, Manchester, M4 6BG

W Wing Yip, Cassidy Close, Manchester, M4 5HU

First Floor, 126 - 128 Oldham Road, Manchester, M4 6AG

132 Oldham Road, Manchester, M4 6BG

Top Flat, 134 Oldham Road, Manchester, M4 6BG

126 - 128 Oldham Road, Manchester, M4 6AG

Units 2B-2D Second Floor, Wing Yip Business Centre, Cassidy Close, Manchester, M4 5HU

Unit 2A Second Floor, Wing Yip Business Centre, Cassidy Close, Manchester, M4 5HU

Third Floor Unit 3F, Wing Yip Business Centre, Cassidy Close, Manchester, M4 5HU

The Youth Sanctuary Limited, Third Floor Unit 3C, Wing Yip Business Centre, Cassidy Close, Manchester, M4 5HU

Third Floor Unit 3E, Wing Yip Business Centre, Cassidy Close, Manchester, M4 5HU

Third Floor Unit 3D, Wing Yip Business Centre, Cassidy Close, Manchester, M4 5HU

Third Floor Unit 3B, Wing Yip Business Centre, Cassidy Close, Manchester, M4 5HU

Glamorous Restaurant, Wing Yip Business Centre, Cassidy Close, Manchester, M4 5HU

Royal Mail, Manchester Mail Centre, 77 Oldham Road, Manchester, M4 5WW

Top Flat, 120 Oldham Road, Manchester, M4 6AG

128 Oldham Road, Manchester, M4 6BG

Wing Yip Business Centre, Cassidy Close, Manchester, M4 5HU

134 Oldham Road, Manchester, M4 6BG

120 Oldham Road, Manchester, M4 6AG

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

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

Conservation Area - Ancoats Conservation Area 1989

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL