



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140549/FO/2024

Date registered valid: 17 July 2024

Proposal: Retention of an automated teller machine (ATM)

Address: 11 Grandale Street, Manchester, M14 5WS

Ward(s): Moss Side Ward

Applicant: n/a Cardtronics UK Ltd

Agent (if any): Ms Natalie Gaunt Cardtronics Service Solutions

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30/08/2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 07/08/2024

Standard consultations:

Printed: 1 August 2024 Expired: 22 August 2024

Neighbour notifications

Printed: 1 August 2024 Expired: 22 August 2024

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

Proposal is related to an end terrace mixed use property on the corner of Grandale Street and Ravensdale Street. The property features a convenience/grocery store and associated shopfronts to the ground floor and residential flat to the first floor. The property is directly terraced with residential housing.

Listed building: Not applicable

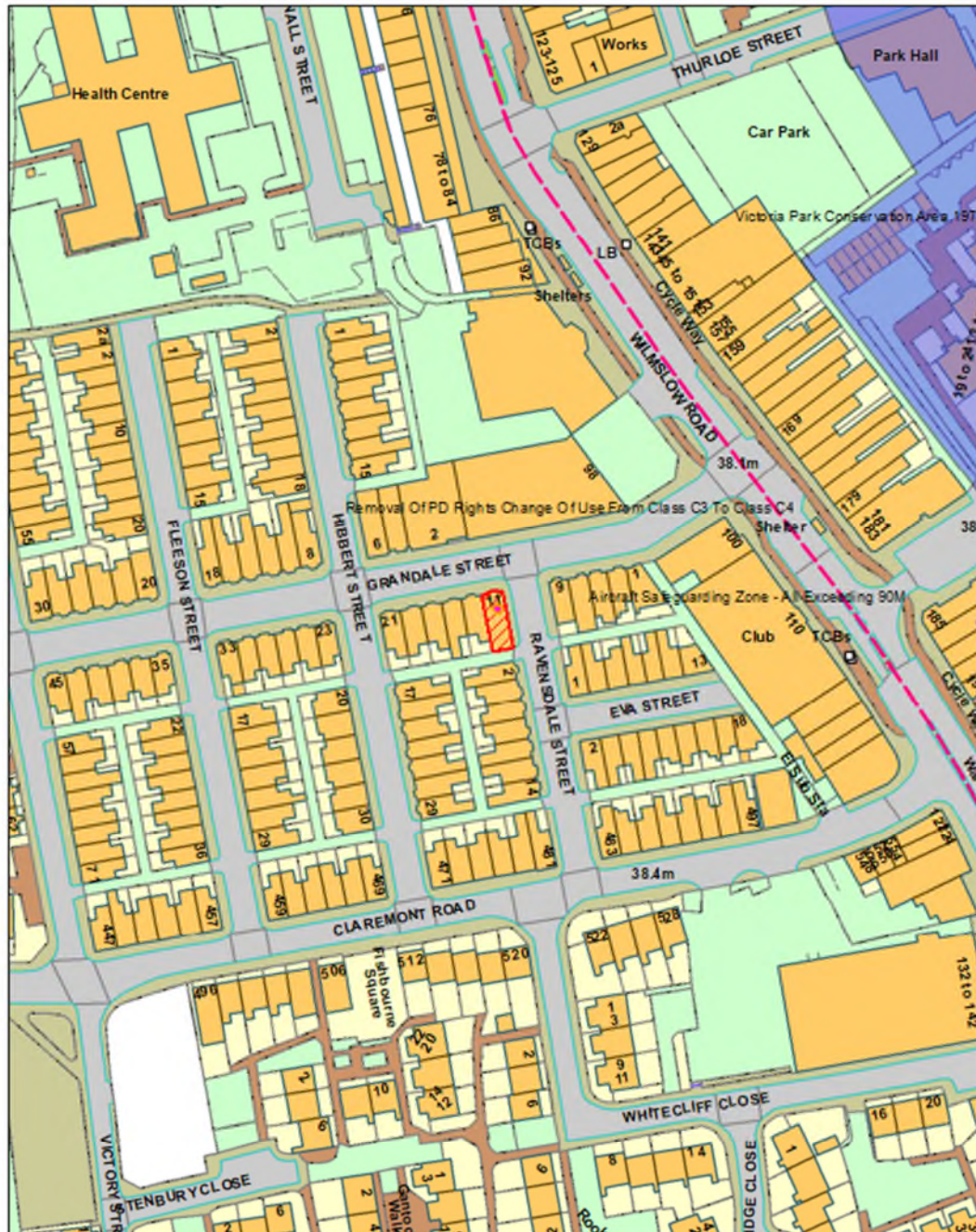
Conservation area: Not applicable

Tree Preservation Order: Not applicable

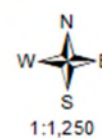


Description of area

The property is located in a mixed residential and commercial area of Moss Side Ward. The premises is on a side road off the main Rusholme District Centre along Wilmslow Road.



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ENF/09816/09

Description: Enforcement Enquiry - Erection of a canopy to the front of the property

Decision: Resolved 01/06/2015

ENF/07915/07

Description: Enforcement Enquiry - Works to side and rear of premises

Decision: No control 02/10/2007

073400/FO/2004/N2

Description: Erection of single storey and first floor rear extension to form extended shop at ground floor and two flats above including dormer window at front of roof external alterations involving new pitched roof at rear and new shop front.

Decision: Approved 21/03/2005

Consultation, notification & publicity responses

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Services had no objection to the proposed development.

Greater Manchester Police

Greater Manchester Police commented on the application with the following considerations:

- Privacy space markings consist of a 1m square of clearly visible markings on the ground in front of the ATM. The materials used need to be robust to accommodate the level of wear and tear from the public. Where paint is used, you may wish to write the words 'cash machine privacy area' within the zone. The materials also need to comply with local planning or conservation area requirements. Where conservation or aesthetic considerations are of importance alternatives might be semi-circles, brass studs or different coloured paving. The objective is to ensure that whatever materials are used, they ensure that the "Privacy Space" is clearly visible and that the markings are durable.
- Mirrors can be used to allow users to see behind them
- Overt CCTV as a deterrent
- Dedicated illumination
- Signage.

Notifications

Local Residents

As stated in Appendix 1, people who live near the area were told about the proposal.

No one commented, objected, or gave their opinion on this application.

Relevant policies & the principle of development

After careful consideration, it is concluded that the proposal is acceptable and aligns with the following policies.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (partially superseded)
 - o Objective 2 - Economy and the City Centre
 - EC 1 - Employment and Economic Growth in Manchester
 - EC 2 – Existing Employment Space
 - EC 8 – Central Manchester
 - o Objective 4 - Centres
 - C 2 – District Centres
 - C 5 – Central Manchester District Centres - Hulme, Longsight and Rusholme
 - C 10 – Leisure and the Evening Economy
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\) -](#)
 - o DC14 - Shop Fronts and Related Signs
 - o DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat5: Inner Areas
 - o Places for Jobs
 - JP-J1: Supporting Long-Term Economic Growth
 - JP-J2: Employment Sites and Premises
 - o Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - o Section 4 – Decision-making
 - o Section 6 – Building a strong, competitive economy
 - o Section 7 - Ensuring the vitality of town centres
 - o Section 12 – Achieving well-designed places

The Manchester Core Strategy Development Plan (2012-2027)

The proposal has been assessed against the following policies of the Core Strategy.

Development Management and Planning Obligations

DM 1 – Development Management

New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

The proposal has been assessed against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed ATM sits within the existing approved shop frontage at the premises. The ATM sits comfortably in the shopfront and is of an expected design and materiality for this kind of development.

The ATM is building mounted and projects to a distance of 0.04m, and therefore a Projection Over License is not required.

Officers consider the new development to be acceptable in its 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.

The proposed ATM can be seen from the street however its design and size would not be out of character given the context of the wider street scene.

The proposal is similar in size and scale to others nearby notably at 171-173 Wilmslow Road. Therefore, it can fit on the property site and won't disrupt the area's existing features.

It is noted that the property doesn't sit with the defined boundary of the Rusholme District Centre however it sits within an area with commercial activity and the ATM would not significantly alter the character of the street.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal has minimal impact on privacy.

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.

The proposal in of itself has a minimal effect on local noise levels or vibration.

The proposal is expected to have a negligible effect on air quality or odours.

The proposal is expected to have a negligible effect on litter, vermin, or birds.

The site is within a controlled parking zone. 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.

It is noted that an ATM may increase comings and goings and impact on residential amenity (as listed above), however given the context of the street scene and wider area, higher foot traffic is to be expected at this location and would not increase harm to the residential amenity beyond what is existing from the retail business in the location.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

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.

The proposal is therefore in accordance with this development management principle.

Community safety and crime prevention.

The Design and Access statement highlights the applicants' policies to design out crime. Including

- Installing and anchoring the ATMs in accordance with National Guidelines.
- Use of a Cash in Transit company to ensure there is protection of their staff and of any staff or customers at the site.
- Where the ATM has been installed is in a well-lit open area in full view of pedestrians aiding natural surveillance. There is existing CCTV overlooking the ATM area.

Greater Manchester Police were consulted on the proposal and made a number of comments including:

- Privacy space markings consist of a 1m square of clearly visible markings on the ground in front of the ATM. The materials used need to be robust to accommodate the level of wear and tear from the public. Where paint is used, you may wish to write the words 'cash machine privacy area' within the zone. The materials also need to comply with local planning or conservation area requirements. Where conservation or aesthetic considerations are of importance alternatives might be semi-circles, brass studs or different coloured paving. The objective is to ensure that whatever materials are used, they ensure that the "Privacy Space" is clearly visible and that the markings are durable.
- Mirrors can be used to allow users to see behind them
- Overt CCTV as a deterrent
- Dedicated illumination
- Signage.

A condition has been attached to the decision for approval for a Design for Security scheme to be submitted to the City Council as LPA detailing the comprehensive measures to minimise the risk of crime.

The proposal is in accordance with this development management principle.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site. We recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property, so it follows the development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

The proposal is exempt from biodiversity net gain rules.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Objective 1 - Spatial Principles

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

We consider this proposal to accord with the principles of this policy.

Objective 2 - Economy and the City Centre

EC 1 - Employment and Economic Growth in Manchester

This policy outline the overall strategy for employment and economic growth in Manchester.

We consider this proposal to accord with the principles of this policy.

EC 2 – Existing Employment Space

This policy explains how to improve and protect current places where people work.

We consider this proposal to accord with the principles of this policy.

EC 8 – Central Manchester

This policy outlines the principles for employment opportunities in Central Manchester.

We consider this proposal to accord with the principles of this policy.

Objective 4 - Centres

C 2 – District Centres

This policy outlines the strategy for development within district centres. Development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services.

We consider this proposal to accord with the principles of this policy.

C 5 – Central Manchester District Centres - Hulme, Longsight and Rusholme

This policy outlines the strategy for development within district centres in Central Manchester.

We consider this proposal to accord with the principles of this policy.

C 10 – Leisure and the Evening Economy

This policy outlines the key principles around development management of proposals pertaining to Leisure and the Evening Economy. In particular development that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy.

We consider this proposal to accord with the principles of this policy.

Objective 6 Environment

EN 1 – Design Principles and Strategic Character Areas

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the ‘Central Arc Character Area’.

We consider this proposal to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

DC14 - Shop Fronts and Related Signs

This policy outlines the key issues when considering development of shop fronts and related signage.

We consider this proposal to accord with the principles of this policy.

DC26 - Development and Noise

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City.

We consider this proposal to accord with the principles of this policy.

Places for Everyone Plan (2022 – 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

Strategy

JP-Strat5: Inner Areas

This policy outlines the spatial strategy for the Inner Areas of the City Region which includes the urban fringe around the City Centre.

We consider this proposal to accord with the principles of this policy.

Places for Jobs

JP-J1: Supporting Long-Term Economic Growth

The policy outlines the ambition to have a thriving, inclusive and productive economy in all our boroughs.

We consider this proposal to accord with the principles of this policy.

JP-J2: Employment Sites and Premises

This policy outlines the strategy for a diverse range of employment sites and accessible premises, both new and second-hand, to offer opportunities for all kinds and sizes of businesses.

We consider this proposal to accord with the principles of this policy.

Places for People

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 6 - Building a strong, competitive economy

Section 6. of the NPPF outlines the development management principles to help create the conditions in which businesses can invest, expand, and adapt.

Section 7 - Ensuring the vitality of town centres

Section 7 outlines how planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

We consider this proposal to accord with the principles of the NPPF.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manchester Tree and Woodland Action Plan 2024-2034](#)
- [Manual for Streets \(2007\)](#)
- [National design guide & National Model Design Code \(2021\)](#)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

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.

Conclusion

We find the proposal's design, size, and appearance acceptable for this location. It won't harm nearby properties or the street's character. There are no other material considerations of enough weight to say otherwise. Due to these reasons, the proposal is not likely to have a negative impact. It aligns with the relevant Core Strategy, Extant UDP, NPPF policies, and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. We assessed the proposal 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. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to decision for approval

1. 3-year time limit

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. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- | | | |
|------------------------------|-------------|-----------------------------|
| a. Drawing - Location Plan | 17 Jul 2024 | THE LOCATION PLAN |
| b. Drawing - Proposed | 17 Jul 2024 | PLAN |
| c. Drawing - Proposed | 17 Jul 2024 | PLAN |
| d. Drawing - Proposed | 17 Jul 2024 | PLAN |
| e. Design & Access Statement | 17 Jul 2024 | DESIGN AND ACCESS STATEMENT |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

4. Design for security

Prior to the first use of the hereby approved ATM, a scheme, for the following Design for Security measures shall be submitted to and approved by the City Council as local planning authority. This is to include.

- Privacy space markings consisting of a 1m square of clearly visible markings on the ground in front of the ATM.
- Full details, including manufacturer's specifications, (e.g. location, type of camera, fixing details) of the CCTV system covering the ATM
- Full details including manufacturer's specifications of the dedicated lighting around the ATM.
- Full details of any mirrors or any other non CCTV surveillance
- Confirmation of measures to secure and alarm the ATM unit.
- Full details on arrangements to manage its replenishment.

Reason - To reduce the risk of crime, pursuant to policies SP1 and DM1 of the Core Strategy of Manchester and to reflect the guidance in the National Planning Policy Framework.

Informative(s) to be added to decision for approval

1. Parking restrictions

Operatives undertaking servicing / maintenance will be expected to comply fully with the relevant traffic laws, including any local parking and movement restrictions.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

11B Grandale Street, Manchester, M14 5WS
Top Flat, 9 Grandale Street, Manchester, M14 5WS
2 Ravensdale Street, Manchester, M14 5NZ
98 Wilmslow Road, Manchester, M14 5AL
11A Grandale Street, Manchester, M14 5WS
9 Grandale Street, Manchester, M14 5WS
13 Grandale Street, Manchester, M14 5WS
4 Ravensdale Street, Manchester, M14 5NZ
15 Grandale Street, Manchester, M14 5WS
2 Grandale Street, Manchester, M14 5NS
2A Grandale Street, Manchester, M14 5NS
1 Eva Street, Manchester, M14 5NX

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