

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134513/FO/2022

Date registered valid: 27 July 2022

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

Address: 190-192 Chapman Street, Manchester, M18 8NU

Ward(s): Gorton & Abbey Hey Ward

Applicant: Cardtronics UK Ltd t/a Cashzone PO Box 476, Hatfield, AL10 1DT

Agent (if any): Ms Natalie Gaunt Cardtronics Service Solutions Hope Street, Rotherham, South Yorkshire, S60 1LH

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 September 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 18 August 2022

Standard consultations:

Printed: 3 August 2022 Expired: 24 August 2022

Neighbour notifications

Printed: 15 August 2022 Expired: 5 September 2022

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 area

The planning application relates to a ground floor shop, which forms of a 2-storey property with a pitched roof . Notwithstanding the address of the application property, 192 Chapman Street is identified on site as a self-contained residential accommodation at first floor level. The southern elevation of the property is immediately adjoined by a terrace of three houses. Although, the surrounding area is predominantly residential, a petrol filling station is located close to the site, i.e., to the south-west of the site on the opposite side of on Chapman Street.



Fig. 1 – Views of the planning application site

Description of development

The development is retrospective and has been installed through an existing glazing panel as a through a laminate installation, forming part of a sectional glazed shopfront with grey metal frames and roller shutter boxes and trough light fascia signage above. The ATM has been set with a white in-fill panel and positioned adjacent the (left side) of the shop entrance. The site benefits from a forecourt area separating the site from the back of footpath.

The ATM unit is surrounded by integral non-illuminated signage considered under application Ref: 134514/AO/2022 and comprises of an external frame with dimensions of 779 mm (wide) and 1525 mm (high). The base of the advertisement unit would be positioned 568 mm above ground level with the centre of the key pad set approximately 900 mm (also above ground level).

Consultations & Notification Responses

Local residents – No comments received.

Highway Services – The following comments have been received:

- i. The proposed ATM is building mounted and projects to a distance of 0.04m, and therefore a Projection Over License is not required;
- ii. 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;
- iii. Due to the location, 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 on the surrounding residential roads;
- iv. Confirmation has been provided that a 'Cash In Transit' vehicle will undertake servicing of the proposed ATM. The vehicles will park on Chapman Street in front of the property. There is sufficient space for the vehicle to park on-street and no restrictions are in place. It is requested that the vehicle parks on-street and does not park on the footway.
- v. The illuminated panels associated with the ATM has been assessed in the submitted planning application 134514/AO/2022.

GM Police Design for Security – No objection subject to the resolution of the following:

- i. Lighting should be provided to the area around the proposed ATM to an adequate and uniform level and avoid areas of pooling and shadowing.
- ii. Defensible space ground markings should be provided, e.g. 1 square metre painted area, change in surface texture or metal studs within paving etc.) and maintained at the front of the ATM to indicate that only one user should be in the space at any one time;
- iii. 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.
- iv. 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.
- vi. The ATM itself must be securely anchored, alarmed and should include a banknote degradation system or similar.

Issues

National Planning Policy Framework - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021 and sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 11 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific

policies in this Framework indicate development should be restricted. The Framework has been related to the proposed development, with particular emphasis given to the following:

Core planning principles - Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan making and decision-taking with the following specific policies being particularly relevant to the proposed development:

Chapter 12. Achieving well-designed places - States that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' (paragraph 124). It further states that: 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions' (paragraph 130). With regard to advertisement signage Chapter 12 states: 'the quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts' (paragraph 132).

It is considered that the ATM machine and related signage represents a standard design that is commonly found in the and elsewhere within the city. The recommendations of GM Police have been related to the development by condition. Subject to the implementation of this condition, it is considered that a satisfactory relationship can be secured with the existing shopfront. The retention of the ATM and signage would thereby be appropriately related to Chapter 12 of the NPPF.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following policies are relevant to the proposed development:

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. 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.

It is not considered that the development has unduly impacted upon the character or composition of the shopfront. The premises have a forecourt to the front facade and a removable access ramp. It is considered that the recommended security measures should be implemented to improve security for users of the ATM . On balance, it is considered that the retention of the ATM would be acceptable in these circumstances and policy SP1 is accorded with.

Policy EN 1 Design Principles and Strategic Character Areas - States that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road routes. It is considered that, given the signage and ATM is not unduly visually obtrusive the intervention to the shopfront have been appropriately related to policy EN1.

Policy DM1 - 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.

Relevant considerations in this case are:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area;
- c. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- d. Design for health.

For the reasons previously set out above, it is considered that the retention of the ATM and signage thereby be satisfactorily related to policy DM1 as it would not affect the character of the area.

Unitary Development Plan (UDP) saved policies -The following saved UDP policy is considered to be relevant:

Policy DC14 - Shopfronts and related signs. The following section of the policy is considered to be relevant and the installation relates to a commercial frontage.

Policy DC14.1 - States that in determining applications relating to these premises involving shop fronts, the Council will seek to ensure that proposals are in keeping with the character of the building.

DC14.2 Shopfronts should allow full access for people whose mobility is impaired. The only exceptions which the Council will normally permit are where the cost is unreasonably high or where there are particularly difficult physical constraints.

As stated, the insertion of the ATM departs from the character of the building. The forecourt and adjacent footpath would not restrict its use by wheelchair users and other individuals with disabilities. Policies DC14.1 and DC1.2.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes.

In this case, officers advised the applicant of the additional security measures that are required to improve the operation of the development and that the delivery of these measures would be

secure by condition. Sufficient information has been provided to assess the development and its relationship to the host building and surrounding context.

Principle - The incorporation of ATMs within retail shop frontages is commonly found and represents a supplementary service that can positively contribute to local services. Whilst the development would not incorporate the usual array of security measures, it is considered that the measures set out by the applicant combined visibility of the ATM and requirement of a related condition would satisfactorily secure the operation of the development. On balance it is considered that the principle of the development is acceptable.

Positioning - Whilst it would be preferable for ATM to be positioned adjacent the other side of the doorway, this would have necessitated securing satisfactory demarcation from neighbouring residential uses and would have had the potential to impede to the entrance to the shop.

Security measures – The site benefits from natural surveillance for the street and the secure anchoring of the ATM unit has been confirmed, In response to the comments of GM Police Design for Security a condition has been included to ensure the provision of the following measures as part of the development: the provision and management of appropriate light and CCTV cameras, the provision of a demarcated area within the site forecourt to safeguard the users of the ATM, confirmation of measures to secure and alarm the ATM unit and arrangements to manage its replenishment from within the building. These measures would need to be implemented to an agreed timescale and maintained in situ at all times thereafter.

Design - A standard ATM design has been installed, which relates satisfactorily to the composition of the existing shopfront.

Accessibility- The ATM can be accessed via the existing forecourt and the keypad is centrally located 900 mm above ground level within the adjacent forecourt. The positioning of the ATM would not impede access to the ramped shop entrance. Satisfactory access has been achieved within the context of the application site.

Conclusion - It is considered that, given the constraints of the site, the retention of the ATM is 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, officers advised the applicant of the additional security measures that are required to improve the operation of the development and that the delivery of these measures would be secure by condition. Sufficient information has been provided to assess the development and its relationship to the host building and surrounding context.

Condition(s) to be attached to decision for approval

1) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council on 27 July 2022:

Planning application forms

Site plan with a red edge

Existing and proposed elevations and plans Ref: E024397

Cashzone WINCOR2050 Logo Panel (ATM unit) Ref: NW0093

Design and Access Statement Ref: E024397- Go Local , 190 -192 Chapman Street
Manchester M18 8NU

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 for the City of Manchester.

2) Within 3 months of the date of the planning permission hereby granted, a scheme shall be submitted to and approved in writing by the City Council as local planning authority to ensure the secure operation of the ATM, including the provision and management of appropriate light and CCTV cameras, the provision of a demarcated area within the site forecourt to safeguard the users of the ATM, confirmation of measures to secure and alarm the ATM unit and arrangements to manage its replenishment from within the building. The agreed arrangements shall be implemented to a timescale agreed with the City Council as local planning authority and maintained in situ at all times thereafter.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester and to reflect the guidance contained in the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Greater Manchester Police

188 Chapman Street, Manchester, M18 8NU

192 Chapman Street, Manchester, M18 8NU

2 Pinnington Road, Manchester, M18 8WR

201 Chapman Street, Manchester, M18 8WP

205 Chapman Street, Manchester, M18 8WP

203 Chapman Street, Manchester, M18 8WP

199 Chapman Street, Manchester, M18 8WP

1 Pinnington Road, Manchester, M18 8NR

194 Chapman Street, Manchester, M18 8WB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA