

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133615/FO/2022

Date registered valid: 23 June 2022

Proposal: Installation of Automated Telling Machine ATM

Address: Proposed Tesco Store , Skygardens, Manchester, M15 4LY

Ward(s): Hulme Ward

Applicant: Mr Andy Horwood Tesco Kestrel Way, Welwyn Garden City, AL7 1GB

Agent (if any): Jake Tubb RPS Consulting UK & Ireland Via Email

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30.08.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 13 July 2022 Expired: 3 August 2022

Neighbour notifications

Printed: 13 July 2022 Expired: 3 August 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to a newly completed building, known as Sky Gardens, on the north-west side of Chester Road. The building comprises residential apartments with ground floor commercial units. It is within the St Georges area and is bounded to the north east by another residential building (City Gardens), to the south west by a vacant site that has planning permission for an apartment building and to the north by an access road beyond which is a low industrial unit (for which planning permission has been minded to be approved subject to a S106 agreement for residential development).

The area contains a large number of residential buildings, along with an auto-repair centre and commercial uses. On the opposite side of Chester Road are offices with the majority of the area occupied by low level housing and a couple of high-rise apartment blocks.

Description of development

The application is seeking consent for the installation of Automated Telling Machine (ATM) along the ground floor commercial unit mentioned above. The proposal will be situated along the Chester Road elevation of Sky Gardens.

Consultations & Notification Responses

Local residents were notified however none responded.

Greater Manchester Police- no objections, made recommendations regarding security measures.

Highway Services- no objections just further clarification was required regarding the parking arrangements of the 'Cash in Transit' vehicles.

Environmental Health- no objections, made one condition in reference to the construction hours of the installation of the ATM.

Policy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are:

- a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- iii. Chapter 12: Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM 1; which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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 effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 All development in Manchester will be expected to follow the seven principles of urban design (Character: a place with its own identity, Continuity and enclosure: a place where public and private places are clearly distinguished, Quality of the public realm: a place with attractive, and successful outdoor areas, Ease of movement: a place that is easy to get to and move through, Legibility: a place that has a clear image and is easy to understand, Adaptability: a place that can change easily, Diversity: a place with variety and choice), 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 and rail routes.

Issues

The main issues to consider with regards this application are security, access, impact on the highway, visual amenity:

Security

The proposed location is on a busy main road close to other commercial and residential units, it is considered that the detail set out on the approved plans and documents is sufficient from a crime prevention standpoint. Additionally, Greater Manchester Police have been consulted and upon further review the information presented was sufficient to satisfy the recommendations originally made.

Access

The installation has been designed to anticipate and overcome the restriction that would prevent disabled persons from making full use of the service to be provided together with the needs of more vulnerable people from protection of attack and intimidation. The ATM has been installed at a suitable height in order that the cash dispenser can be easily accessed, in accordance with DDA regulations. Key 5 has raised markings for blind persons to identify the centre key. The display screen is carefully shielded from ambient lighting to prevent glare and reflection, ensuring a clear and sharp image is visual by both standing and seated users. This is considered acceptable.

Impact on the highway

The ATM is building mounted and does not impact on or over-sail the adopted highway. The forecourt within the vicinity of the ATM appears sufficiently wide so that any queuing for the

machine can be accommodated without inconveniencing passing pedestrians. Highways have accepted that the vehicle servicing from the rear of the site and not stopping on the highway.

Visual Amenity

The proposed ATM is small scale and set within a proposed shopfront. The adverts/signage surrounding the ATM have been applied for separately under application 133916/AO/2022. The ATM sits beside the glazed frontage, retaining the glazed frontage and maintains the vertical emphasis of the framing along the elevation. The ATM adverts are of a standard design and appearance and very similar to other ATM's within the vicinity and elsewhere in the City. It is therefore not considered that the proposed ATM would have a detrimental impact on the visual amenity of the frontage and maintains the character of the surrounding area.

Given this, the proposed signage is considered to be in accordance with Sections 7 (Requiring Good Design) of the National Planning Policy Framework, DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC14.1 and 14.5 (Shop Fronts and Related Signs) of the Unitary Development Plan for the City of Manchester.

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

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

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

Drawing: Location Plan

Drawing: ATM PLAN ref. 02 MANC 02C

Drawing: ATM Plan ref. 03 MANC 02D

All received by the City Council as Local Planning Authority on 26 April 2021.

Drawing: Elevations: ref. 03 MANC 03B R2, received by the City Council on 12 August 2022

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.

- 2) The planning permission hereby granted relates only to the installation of the automated teller machine and to no other works to the shop front.

Reason - For the avoidance of doubt as other works to the shop front have been shown on the drawings, which are not applied for, pursuant to Policy DM1 of the Core Strategy.

- 3) The development shall be carried out with the submitted scheme for the security measures as detailed in the approved documents 'Wall Mount Quad' prepared by designplan Lighting and 'Camera Details' received by the City Council as Local Planning Authority on 06 June 2022 and 'Proposed ATM Part Plan ref. 02 Manc 02D' received by the City Council as Local Planning Authority on 26 April 2022. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation

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

- 4) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

St Georges House, 215 - 219 Chester Road, Manchester, M15 4JE
33 Bentinck Street, Manchester, M15 4RS
31 Bentinck Street, Manchester, M15 4RS
204 Chester Road, Manchester, M15 4JE
Flat 130, 7 Spinners Way, Manchester, M15 4UU
Flat 129, 7 Spinners Way, Manchester, M15 4UU
Flat 727, 7 Spinners Way, Manchester, M15 4UX
3C Spinners Way, Manchester, M15 4SR
3E Spinners Way, Manchester, M15 4SR
Flat 922, 7 Spinners Way, Manchester, M15 4UX
Flat 121, 7 Spinners Way, Manchester, M15 4UU
Excelsior Properties Ltd, Ellesmere Street, Manchester, M15 4JY
206 Chester Road, Manchester, M15 4JE
Flat 122, 7 Spinners Way, Manchester, M15 4UU
Flat 108, 7 Spinners Way, Manchester, M15 4UU
Flat 109, 7 Spinners Way, Manchester, M15 4UU
Flat 112, 7 Spinners Way, Manchester, M15 4UU
Flat 111, 7 Spinners Way, Manchester, M15 4UU
Flat 110, 7 Spinners Way, Manchester, M15 4UU
Flat 107, 7 Spinners Way, Manchester, M15 4UU
208 Chester Road, Manchester, M15 4JE
Ground Floor, Excelsior Properties Ltd, Ellesmere Street, Manchester, M15 4JY
Second Floor Unit 10, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Second Floor Unit 9, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
First Floor, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Ground Floor, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Second Floor, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
3D Spinners Way, Manchester, M15 4SR
Flat 921, 7 Spinners Way, Manchester, M15 4UX
Flat 916, 7 Spinners Way, Manchester, M15 4UX
Flat 729, 7 Spinners Way, Manchester, M15 4UX
Flat 721, 7 Spinners Way, Manchester, M15 4UX
Flat 712, 7 Spinners Way, Manchester, M15 4UX
Flat 706, 7 Spinners Way, Manchester, M15 4UX
Flat 532, 7 Spinners Way, Manchester, M15 4UX
Flat 529, 7 Spinners Way, Manchester, M15 4UX
Flat 525, 7 Spinners Way, Manchester, M15 4UX
Flat 518, 7 Spinners Way, Manchester, M15 4UX
Flat 516, 7 Spinners Way, Manchester, M15 4UX
Flat 513, 7 Spinners Way, Manchester, M15 4UX
Flat 511, 7 Spinners Way, Manchester, M15 4UX
Flat 507, 7 Spinners Way, Manchester, M15 4UX
Flat 327, 7 Spinners Way, Manchester, M15 4UU
Flat 317, 7 Spinners Way, Manchester, M15 4UU
Flat 308, 7 Spinners Way, Manchester, M15 4UU
Flat 302, 7 Spinners Way, Manchester, M15 4UU
Flat 132, 7 Spinners Way, Manchester, M15 4UU
Flat 104, 7 Spinners Way, Manchester, M15 4UU

Flat 103, 7 Spinners Way, Manchester, M15 4UU
Flat 9, 7 Spinners Way, Manchester, M15 4UU
Flat 8, 7 Spinners Way, Manchester, M15 4UU
Flat 5, 7 Spinners Way, Manchester, M15 4UU
Flat 1, 41 Bentinck Street, Manchester, M15 4RS
Second Floor Unit 8, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Flat 909, 7 Spinners Way, Manchester, M15 4UX
Flat 905, 7 Spinners Way, Manchester, M15 4UX
Flat 901, 7 Spinners Way, Manchester, M15 4UX
Flat 733, 7 Spinners Way, Manchester, M15 4UX
Flat 722, 7 Spinners Way, Manchester, M15 4UX
Flat 718, 7 Spinners Way, Manchester, M15 4UX
Flat 716, 7 Spinners Way, Manchester, M15 4UX
Flat 713, 7 Spinners Way, Manchester, M15 4UX
Flat 709, 7 Spinners Way, Manchester, M15 4UX
Flat 707, 7 Spinners Way, Manchester, M15 4UX
Flat 705, 7 Spinners Way, Manchester, M15 4UX
Flat 702, 7 Spinners Way, Manchester, M15 4UX
Flat 521, 7 Spinners Way, Manchester, M15 4UX
Flat 514, 7 Spinners Way, Manchester, M15 4UX
Flat 508, 7 Spinners Way, Manchester, M15 4UX
Flat 314, 7 Spinners Way, Manchester, M15 4UU
Flat 313, 7 Spinners Way, Manchester, M15 4UU
Flat 311, 7 Spinners Way, Manchester, M15 4UU
Flat 304, 7 Spinners Way, Manchester, M15 4UU
Flat 301, 7 Spinners Way, Manchester, M15 4UU
Flat 118, 7 Spinners Way, Manchester, M15 4UU
Flat 115, 7 Spinners Way, Manchester, M15 4UU
Flat 7, 7 Spinners Way, Manchester, M15 4UU
Flat 2, 39 Bentinck Street, Manchester, M15 4RS
Flat 920, 7 Spinners Way, Manchester, M15 4UX
Flat 914, 7 Spinners Way, Manchester, M15 4UX
Flat 908, 7 Spinners Way, Manchester, M15 4UX
Flat 904, 7 Spinners Way, Manchester, M15 4UX
Flat 724, 7 Spinners Way, Manchester, M15 4UX
Flat 717, 7 Spinners Way, Manchester, M15 4UX
Flat 704, 7 Spinners Way, Manchester, M15 4UX
Flat 515, 7 Spinners Way, Manchester, M15 4UX
Flat 510, 7 Spinners Way, Manchester, M15 4UX
Flat 328, 7 Spinners Way, Manchester, M15 4UU
Flat 323, 7 Spinners Way, Manchester, M15 4UU
Flat 316, 7 Spinners Way, Manchester, M15 4UU
Flat 312, 7 Spinners Way, Manchester, M15 4UU
Flat 125, 7 Spinners Way, Manchester, M15 4UU
Flat 124, 7 Spinners Way, Manchester, M15 4UU
Flat 123, 7 Spinners Way, Manchester, M15 4UU
Flat 10, 7 Spinners Way, Manchester, M15 4UU
Flat 3, 39 Bentinck Street, Manchester, M15 4RS
Flat 919, 7 Spinners Way, Manchester, M15 4UX
Flat 912, 7 Spinners Way, Manchester, M15 4UX
Flat 911, 7 Spinners Way, Manchester, M15 4UX
Flat 910, 7 Spinners Way, Manchester, M15 4UX
Flat 725, 7 Spinners Way, Manchester, M15 4UX
Flat 723, 7 Spinners Way, Manchester, M15 4UX

Flat 701, 7 Spinners Way, Manchester, M15 4UX
Flat 526, 7 Spinners Way, Manchester, M15 4UX
Flat 524, 7 Spinners Way, Manchester, M15 4UX
Flat 506, 7 Spinners Way, Manchester, M15 4UX
Flat 325, 7 Spinners Way, Manchester, M15 4UU
Flat 321, 7 Spinners Way, Manchester, M15 4UU
Flat 310, 7 Spinners Way, Manchester, M15 4UU
Flat 117, 7 Spinners Way, Manchester, M15 4UU
Flat 114, 7 Spinners Way, Manchester, M15 4UU
43 Bentinck Street, Manchester, M15 4RS
35 Bentinck Street, Manchester, M15 4RS
Flat 903, 7 Spinners Way, Manchester, M15 4UX
Flat 732, 7 Spinners Way, Manchester, M15 4UX
Flat 731, 7 Spinners Way, Manchester, M15 4UX
Flat 728, 7 Spinners Way, Manchester, M15 4UX
Flat 527, 7 Spinners Way, Manchester, M15 4UX
Flat 523, 7 Spinners Way, Manchester, M15 4UX
Flat 522, 7 Spinners Way, Manchester, M15 4UX
Flat 332, 7 Spinners Way, Manchester, M15 4UU
Flat 519, 7 Spinners Way, Manchester, M15 4UX
Flat 517, 7 Spinners Way, Manchester, M15 4UX
Flat 509, 7 Spinners Way, Manchester, M15 4UX
Flat 326, 7 Spinners Way, Manchester, M15 4UU
Flat 324, 7 Spinners Way, Manchester, M15 4UU
Flat 318, 7 Spinners Way, Manchester, M15 4UU
Flat 119, 7 Spinners Way, Manchester, M15 4UU
Flat 116, 7 Spinners Way, Manchester, M15 4UU
Flat 113, 7 Spinners Way, Manchester, M15 4UU
Flat 101, 7 Spinners Way, Manchester, M15 4UU
Flat 4, 7 Spinners Way, Manchester, M15 4UU
Flat 3, 7 Spinners Way, Manchester, M15 4UU
Flat 1, 7 Spinners Way, Manchester, M15 4UU
Flat 918, 7 Spinners Way, Manchester, M15 4UX
Flat 907, 7 Spinners Way, Manchester, M15 4UX
Flat 719, 7 Spinners Way, Manchester, M15 4UX
Flat 714, 7 Spinners Way, Manchester, M15 4UX
Flat 530, 7 Spinners Way, Manchester, M15 4UX
Flat 512, 7 Spinners Way, Manchester, M15 4UX
Flat 505, 7 Spinners Way, Manchester, M15 4UX
Flat 917, 7 Spinners Way, Manchester, M15 4UX
Flat 120, 7 Spinners Way, Manchester, M15 4UU
Flat 711, 7 Spinners Way, Manchester, M15 4UX
Flat 520, 7 Spinners Way, Manchester, M15 4UX
Flat 320, 7 Spinners Way, Manchester, M15 4UU
Flat 319, 7 Spinners Way, Manchester, M15 4UU
Flat 315, 7 Spinners Way, Manchester, M15 4UU
Flat 106, 7 Spinners Way, Manchester, M15 4UU
Flat 102, 7 Spinners Way, Manchester, M15 4UU
Flat 105, 7 Spinners Way, Manchester, M15 4UU
Flat 12, 7 Spinners Way, Manchester, M15 4UU
Flat 11, 7 Spinners Way, Manchester, M15 4UU
Flat 915, 7 Spinners Way, Manchester, M15 4UX
Flat 906, 7 Spinners Way, Manchester, M15 4UX
Flat 730, 7 Spinners Way, Manchester, M15 4UX

Flat 726, 7 Spinners Way, Manchester, M15 4UX
Flat 720, 7 Spinners Way, Manchester, M15 4UX
Flat 715, 7 Spinners Way, Manchester, M15 4UX
Flat 708, 7 Spinners Way, Manchester, M15 4UX
Flat 703, 7 Spinners Way, Manchester, M15 4UX
Flat 533, 7 Spinners Way, Manchester, M15 4UX
Flat 531, 7 Spinners Way, Manchester, M15 4UX
Flat 528, 7 Spinners Way, Manchester, M15 4UX
Flat 710, 7 Spinners Way, Manchester, M15 4UX
Flat 330, 7 Spinners Way, Manchester, M15 4UU
Flat 504, 7 Spinners Way, Manchester, M15 4UX
Flat 503, 7 Spinners Way, Manchester, M15 4UX
Flat 502, 7 Spinners Way, Manchester, M15 4UX
Flat 501, 7 Spinners Way, Manchester, M15 4UX
Flat 331, 7 Spinners Way, Manchester, M15 4UU
Flat 329, 7 Spinners Way, Manchester, M15 4UU
Flat 322, 7 Spinners Way, Manchester, M15 4UU
Flat 133, 7 Spinners Way, Manchester, M15 4UU
Flat 303, 7 Spinners Way, Manchester, M15 4UU
Flat 131, 7 Spinners Way, Manchester, M15 4UU
Flat 128, 7 Spinners Way, Manchester, M15 4UU
Flat 6, 7 Spinners Way, Manchester, M15 4UU
Flat 2, 7 Spinners Way, Manchester, M15 4UU
Flat 126, 7 Spinners Way, Manchester, M15 4UU
Flat 127, 7 Spinners Way, Manchester, M15 4UU
Flat 309, 7 Spinners Way, Manchester, M15 4UU
Flat 307, 7 Spinners Way, Manchester, M15 4UU
Flat 306, 7 Spinners Way, Manchester, M15 4UU
Flat 305, 7 Spinners Way, Manchester, M15 4UU
Flat 333, 7 Spinners Way, Manchester, M15 4UU
Flat 1, 39 Bentinck Street, Manchester, M15 4RS
Flat 3, 41 Bentinck Street, Manchester, M15 4RS
Flat 913, 7 Spinners Way, Manchester, M15 4UX
Flat 2, 41 Bentinck Street, Manchester, M15 4RS
Second Floor Unit 7, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRL