

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134010/FO/2022

Date registered valid: 9 June 2022

Proposal: Retention of installed ATM in shop front

Address: 74 Hathersage Road, Manchester, M13 0FN

Ward(s): Ardwick Ward

Applicant: Mr James Williams Notemachine UK Ltd Russell House, Elvicta Business Park, Crickhowell, NP8 1DF

Agent (if any):

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 August 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 29 June 2022

Standard consultations:

Printed: 15 June 2022 Expired: 6 July 2022

Neighbour notifications

Printed: 15 June 2022 Expired: 6 July 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:

Tree Preservation Order:

Description of site / building / area

The application relates to a two storey end-terraced Class E premises, in a parade of 8 commercial premises. The application building lies close to Manchester City Centre and Manchester Royal Infirmary and within a short walking distance from Upper Brook Street. Surrounding the property, and shopping parade, there are a number of commercial businesses and a large number of student flats/accommodation. The ground floor premises is currently operating as a general store and off license with residential above. This is in common with other properties in the parade which are generally in use as a retail/commercial unit with a flat above, some of which are accessed from a stairway at the rear of the site.

Description of development

The submitted application seeks retention of installed ATM in shop front. An associated application - retention of internally illuminated signage associated with the ATM is considered under planning application reference number: 134011/AO/2022.

The ATM to be retained measures approximately: height 1430mm x width 698mm x depth 38mm and is set at a height of 900mm from ground level and is of a standard design and appearance which incorporates a black bezel surround and illuminated Free Cash Withdrawals signage.

White internally illuminated lettering out of the black background, and the ATM surround with blue LED halo illumination.

Consultations & Notification Responses

1. Neighbours

No objections, comments or representations received.

2. Greater Manchester Police

The following measures are considered essential to secure the ATM, as well as protect its users/replenishers and it is recommended that they are conditioned as part of any approval:

- o Lighting should be provided to the area around the proposed ATM to an adequate and uniform level, so as not to allow any areas of pooling/shadowing.
- o Defensible space ground markings (e.g. 1m² painted area, change in surface texture, metal studs within paving etc.) should be employed and maintained at the front of the ATM to indicate that only one user at a time may enter the space.
- o 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.
- o 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.
- o The ATM itself must be securely anchored, alarmed and should include a banknote degradation system or similar.

In summary, the application is supported subject to further consideration of the above matters.

POLICY

The following guidance and policies are considered to be relevant to this application.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It 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 has been related to the proposed development, with particular emphasis given to the following:

- o Chapter 8: Promoting healthy and safe communities.
- o Chapter 12: Achieving well-designed places.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City 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:

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

3. Unitary Development Plan Saved Policies

Saved policy E3.3 states that the council will upgrade the appearance of the city's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems.

Saved DC26.1 The council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the city. In giving effect to this intention, the council will consider both

- a) the effect of the new development proposals which are likely to be generators of noise and
- b) the implications of new development being exposed to exiting noise sources which are effectively outside planning control

ISSUES

Principle

The principle of the proposal is considered acceptable in this location as the site forms part of an existing local neighbourhood high street location where there are existing local shops and services, and as the ATM to be retained provides banking facilities for the local area. Notwithstanding this factor, it must be ensured that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The key issues for this application are therefore the impacts on residential and visual amenity.

Residential and Visual Amenity

The submitted application seeks to retain an ATM within the shop front of existing retail unit. An associated application for the retention of internally illuminated signage associated with the ATM is considered under application reference number: 134011/AO/2022. The application building is an end of terrace within a row of eight properties where the ground floor units are commercial in nature. The site also forms part of an existing local neighbourhood high street

location where there are existing local shops and services along Hathersage Road itself, and Upper Brook Street, which is more heavily commercialised by nature. The distance of the ATM from residential properties is also considered adequate enough to prevent any undue disturbance to the occupants of these properties, which front onto the highway and bus route. The separation distance will ensure that there will be no undue disamenity from the functioning of the machine. The forecourt within the vicinity of the ATM is also adequately wide enough so that any queuing for the machine can be accommodated. The existing forecourt would also enable the servicing of the ATM and remove the demand for on-street parking. In terms of the security matters necessary to the functioning of the ATM, although it has been noted in the submitted Design and Access Statement that existing security measures are in place and the applicant also refers to proposed measures, it is considered that this had not been sufficiently detailed, therefore it is recommended conditions are attached requiring the submission of finalised details. On this basis, and subject to conditions, it is considered that the proposal represents a proportionate addition to the existing building, given its local neighbourhood high street location, pursuant to Core Strategy policies SP1, DM1 and EN1, and the guidance in the National Planning Policy Framework.

Security and safety

Notwithstanding the details set out in the submitted information, and following consultation, it is recommended that any recommendation for planning approval be conditioned requiring adequate security measures for the functioning of the ATM.

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

The proposal was 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. In this instance, there were no issues to raise with the agent and the appropriate conditions have been attached.

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:

- o Location Plan with application site edged in red, received by the City Council as Local Planning Authority on 09 June 2022.
- o Design & Access Statement, received by the City Council as Local Planning Authority on 09 June 2022.
- o Pre-Existing Plan and Elevation, Ref: T020743_PE, received by the City Council as Local Planning Authority on 09 June 2022.
- o Proposed General Arrangement, Ref: NM-GA-6626, Rev B, received by the City Council as Local Planning Authority on 09 June 2022.
- o Proposed Elevations, Ref: T020743_AI, received by the City Council as Local Planning Authority on 09 June 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to The National Planning Policy Framework; Policies DM1, SP1 and EN1 of the Manchester Core Strategy; saved policies E3.3, DC14.1, and DC15 of the Unitary Development Plan for the City of Manchester.

2) Within 1 month of the date of this permission hereby approved, full details shall be submitted to and approved by the City Council as local planning authority, showing defensible space markings on the forecourt area at the front of the ATM hereby approved to indicate that only one user at a time may enter the space. The approved details shall be fully implemented within 2 months of approval and thereafter retained and maintained in situ.

Reason - To ensure adequate defensible space is installed in front of the ATM pursuant policy DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

3) Within 1 month of the date of this permission hereby approved, finalised details of CCTV cameras to be installed, including manufacturer's specifications, together with the location, type of camera, and fixing details, shall be submitted to and approved by the City Council as local planning authority. The approved scheme shall be fully implemented within 2 months, maintained and retained at all times thereafter.

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.

4) Within 1 month of the date of this permission hereby approved, finalised details of lighting including manufacturer's specifications, together with the locations, type of lighting, fixing and details, shall be submitted to and approved by the City Council as local planning authority. The approved scheme shall be fully implemented within 2 months, maintained and retained at all times thereafter.

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.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police

81 Hathersage Road, Manchester, M13 0EW
Flat 6, 81 Hathersage Road, Manchester, M13 0EW
Flat 5, 81 Hathersage Road, Manchester, M13 0EW
Flat 4, 81 Hathersage Road, Manchester, M13 0EW
Flat 3, 81 Hathersage Road, Manchester, M13 0EW
Flat 2, 81 Hathersage Road, Manchester, M13 0EW
Flat 1, 81 Hathersage Road, Manchester, M13 0EW
Flat Above, 70 Hathersage Road, Manchester, M13 0FN
70 Hathersage Road, Manchester, M13 0FN
72 Hathersage Road, Manchester, M13 0FN
Rear Of, 68 Hathersage Road, Manchester, M13 0FN
First Floor, 74 Hathersage Road, Manchester, M13 0FN
Flat 9, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 8, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 7, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 6, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 5, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 4, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 3, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 2, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 11, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 10, 83 - 85 Hathersage Road, Manchester, M13 0EW
Flat 1, 83 - 85 Hathersage Road, Manchester, M13 0EW

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
Area Team Boundary - Name: NORTH