MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	133883/FO/2022
Date registered valid:	23 May 2022
Proposal:	Retrospective application for the installation of an ATM in the front elevation
Address:	191 - 193 Hollyhedge Road, Manchester, M22 8UE
Ward(s):	Northenden Ward
Applicant:	Cardtronics UK Ltd, T/A Cashzone, PO Box 476, Hatfield, AL10 1DT
Agent (if any):	Mrs Natalie Gaunt, Cardtronics Service Solutions, Hope Street, Rotherham, S60 1LH
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	13 July 2022



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 July 2022

Standard consultations:
Printed: 6 June 2022 Expired: 27 June 2022

Neighbour notifications
Printed: 6 June 2022 Expired: 27 June 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/area

191 - 193 Hollyhedge Road is a 2 storey mid-terraced commercial property located within the Hollyhedge Road local centre. It is in use as a convenience shop on the ground floor with associated accommodation above.

Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The applicant is seeking retrospective permission to install an ATM in the front elevation.

Planning permission has been granted twice previously for ATMs in the front elevation under applications 068559/FO/2003/S2 and 121751/FO/2018

Consultations & Notification Responses

Local Residents/Businesses – No comments received.

Greater Manchester Police – No comments received.

Policies

Core Strategy Development Plan Document – The 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. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, Development Management – This policy states that all development should have regard to a number of specific issues, the most relevant of which in this instance are:

- Appropriate 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity and landscape.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

Issues

Principle of the Proposal – Considered acceptable given the previous consents and the fact it provides a much needed service to the local community.

Design and Siting – The design and siting of the proposal is considered acceptable, accordingly it is not considered that the proposal would have a detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site.

Residential Amenity – Siting an ATM in this location would not impact upon existing levels of residential amenity .

Pedestrian and Highways Safety – The proposal would not have a detrimental impact upon the existing levels of pedestrian and highway safety enjoyed along Hollyhedge Road.

Crime Reduction – Despite not receiving comments from Greater Manchester Police it is felt prudent to attached the same informative that accompanied planning permission 121751/FO/2018.

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 polices 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 to resolve any matters arising in relation to dealing with the planning application.

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

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 stamped as received on 23 May 2022:

a) Location Plan
b) Drawing no. E024263

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.

Informatives

1) Security Advice – 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:

- 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.

- 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.

- 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.

- The ATM should be protected by anti-ram bollards (to LPS 1246 or BS PAS 68??) or similar to deter against ram-raid type attacks.

- 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.

- The ATM itself must be securely anchored, alarmed and should include a banknote degradation system or similar - in-line with the attached ATM Security Working Group Guidelines document.

- The ATM pod itself should be of robust construction and anchored securely, with a door certified to LPS 1175 SR2+ and fitted with a door viewer (fitted at a height of between 1200mm and 1500mm).

- The ATM enclosure/pod and the security door should be certified to LPS 1175 Security Rating 3+ and fitted with a door viewer, fitted at a height of between 1200mm and 1500mm.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police
166A Hollyhedge Road, Manchester, M22 9UE
Top Flat, 191 - 193 Hollyhedge Road, Manchester, M22 8UE
172 - 174 Hollyhedge Road, Manchester, M22 9UE
170 Hollyhedge Road, Manchester, M22 9UE
168 Hollyhedge Road, Manchester, M22 9UE
166 Hollyhedge Road, Manchester, M22 9UE
189 Hollyhedge Road, Manchester, M22 8UE
195 Hollyhedge Road, Manchester, M22 8UE

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 45M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH