

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

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

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Retrospective application for the installation of ATM into the Gorton Lane ground floor elevation of building

Location: 548 Gorton Lane, Manchester, M18 8EH

Date of application: 26 May 2022

Application number: 133888/FO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Refused** in accordance with the application and plans submitted for the reason(s) listed below.

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. The case officer advised the applicant that development was not supported with appropriate security arrangements to ensure that safe use of the ATM. The applicant provide a response to address expressed concerns. These comments have been assessed and it is not considered that the constraints of the site would facilitate the provision of appropriate security measures. The development has therefore been assessed and determined on the basis of the submitted details without further negotiation.

Reason(s) for decision

1) The development fails to provide appropriate security measures, specifically anti-ram bars and a demarcated customer zone, to facilitate the safe use and operation of the ATM thereby increasing the risk of localised theft, crime and anti-social behaviour. The

development is thereby unacceptable and contrary to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

2) The adjacent footpath, due to its limited width and close proximity to and adjacent bus stop, would not be sufficient to form a satisfactory demarcated zone for use by customers. The development is not supported with sufficient space to facilitate the satisfactory use of the ATM by people with disabilities, including wheelchair users. The development would thereby fail to secure appropriate and inclusive access and thereby be contrary to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC14.2 of the Unitary Development Plan.

3) The positioning of the ATM and its enclosure with a related fascia panel is incongruously related the character and composition of the building and unacceptable detracts from the character and composition of the building and is thereby contrary to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Date: 21 July 2022

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.