

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144579/FO/2025
Date registered valid: 20 November 2025
Proposal: Retention of an Automated Teller Machine.
Address: Go Local (Hall Lane Stores), 33 Hall Lane, Manchester, M23 1AG
Ward(s): Baguley Ward

Applicant: NCR Atleos
Agent (if any): Ms Natalie Gaunt, NCR Atleos
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 5 January 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

Printed: 8 December 2025 Expired: 31 December 2025

Neighbour notifications

Printed: 8 December 2025 Expired: 31 December 2025

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/ area

The site is located in the Baguley Ward of Manchester. The application refers to 33 Hall Lane, a convenience store, Go Local. The shop is located in the middle of a terraced row. The surrounding terraces consists of commercial use properties including, hot food takeaways, beauty salons and other local businesses. The surrounding area is residential in nature, consisting of semi-detached and terraced family houses with Wythenshawe Park and Gardens located north of the site.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Planning permission is sought for the retention of an ATM that has been installed within an existing shop window on the front elevation of the property. This application has been submitted in relation to an advertisement consent, reference- 144580/AO/2025.

Site Photos



Consultations & Notification Responses

Neighbours, as per appendix 1- no comments were received.

MCC Highway Services- confirmed that the proposal is acceptable.

Greater Manchester Police- recommended security measures that are attached as a condition.

POLICY

The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy- Development Plan Document 2012- 2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012; it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

Policy EN1- Design Principles and Strategy Character Areas

Policy EC1- Employment and Economic Growth in Manchester

The National Planning Policy Framework (December 2024)- The Governments own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well designed and beautiful places

The DRAFT National Planning Policy Framework (December 2025)- The Governments new national planning policies and how they are to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Achieving Sustainable Development

Policy S3- Presumption in favour of sustainable development

Policy S4- Principle of development within settlements

Achieving Well-Designed Places

Policy DP3- Key principles for well-designed places

Policy DP4- The Design Process

Pollution, Public Protection and Security

Policy P5- Maintaining public safety and security

Places for Everyone- A long term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth, it has been published by the GMCA on behalf of the nine districts (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-JP-P1 Sustainable Places

Issues

Principle

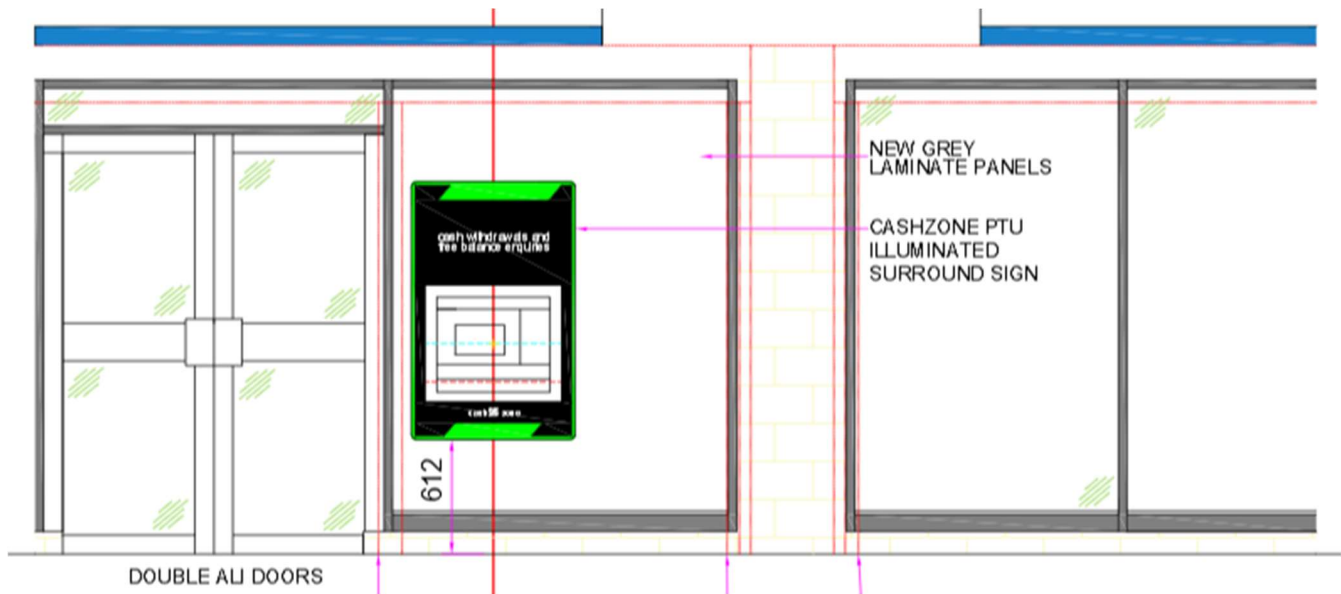
Planning permission should have been granted prior to the installation of the ATM, however external ATMs are of use to the local community. The ATM would be the only one present along the row of shops, with no others within the same view. The retention of the ATM is considered to be acceptable in principle as it is a useful addition and amenity that can be used by the community. However, consideration must be given of the proposals siting scale and massing, impacts on surrounding residential amenity, crime and safety of the local area.

Planning History

No relevant planning history

Siting Scale and Massing

The ATM would be situated on the front elevation adjacent to the entrance of Go Local. The ATM would measure 717mm in width and be positioned at a total height of 1443mm. Ground floor level to the base of the machine would measure 608mm. The structure is not considered to be excessive in scale and would sit appropriately to the surrounding street scene. The ATM would be simple in appearance, being a rectangular structure. The appearance would fit in well within the context of the shops due to its commercial appearance. The proposed would face out onto the street and be located near the southern boundary shared with the neighbouring property.



Highway Safety

Considering that highway officers are satisfied with the retention of the ATM, the proposed is not considered to cause any harm to pedestrians or vehicle movements along Hall Lane. The street is sufficiently wide to accommodate queuing, and the bollards ensure cars wouldn't block natural surveillance. Given this, the proposal is considered to be in accordance with Policy DM1 of the Core Strategy for the City of Manchester.

Crime and Safety

All measures agreed by Greater Manchester Police will be required to be implemented by condition. Given this, the proposal is considered to be in accordance with policy DM1 of the Core Strategy for the City of Manchester.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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. No significant problems have arisen during the consideration of this application and the applicant has been determined in a timely manner, in accordance with the policies with the development plan.

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

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

Drawing Existing and Proposed ref- E029603
Location Plan reference- PP-14498661v1

Received on the 20 November 2025.

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

- 2) The following security measures shall be completed within two months of the installation of the ATM and shall be retained for the duration of the use of the building:
 - The area around the ATM shall be lit to an adequate and uniform level, so not to allow any areas of pooling/ shadowing.
 - Defensible space ground markings (e.g. 1sqm. Surrounded by metal studs or change in surface texture within paving) shall be employed- The proposed ATM shall be covered by a CCTV system that shall view the areas and users of the ATM, but not the ATM keypad itself.
 - The ATM itself shall be securely anchored, alarmed and shall include a banknote degradation system or similar -in-line with ATM Security Working Group Guidelines.

- Servicing shall be carried out within a secure area inside the host building or members of the public shall be excluded from the premises while servicing activities are carried out.
- Any yellow lines painted on the pavement shall be removed.

Evidence of the completion of these works shall be submitted to and approved in writing by the City Council as local planning authority within 4 months of the date that this application was approved.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

23 Hall Lane, Manchester, M23 1AQ
21 Hall Lane, Manchester, M23 1AQ
45 Hall Lane, Manchester, M23 1AQ
51 Hall Lane, Manchester, M23 1AQ
47 Hall Lane, Manchester, M23 1AQ
29 Hall Lane, Manchester, M23 1AQ
50 Parkbrook Road, Manchester, M23 1AN
81 Sandacre Road, Manchester, M23 1AP
43 Hall Lane, Manchester, M23 1AQ
39 Hall Lane, Manchester, M23 1AQ
37 Hall Lane, Manchester, M23 1AQ
27 Hall Lane, Manchester, M23 1AQ
79 Sandacre Road, Manchester, M23 1AP
77 Sandacre Road, Manchester, M23 1AP
75 Sandacre Road, Manchester, M23 1AP
52 Parkbrook Road, Manchester, M23 1AN
33 - 35 Hall Lane, Manchester, M23 1AQ
49 - 51 Hall Lane, Manchester, M23 1AQ
41 Hall Lane, Manchester, M23 1AQ
31 Hall Lane, Manchester, M23 1AQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA