

Planning Statement

**Submission of a planning application for the installation of
a modular self-service pharmacy machine, changes to the
shopfront, replacement shutter, and illuminated signage**

52 Bowland Road, Wythenshawe, Manchester M23 1JX

March 2026

Ref: 26010

Rev: A

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2. SITE & SURROUNDINGS

- 2.1 The application property at 52 Bowland Road, Wythenshawe, Manchester M23 1JX is a two-storey property of traditional masonry construction, with a pitched tiled roof. The property benefits from various side and rear extensions to the original property.
- 2.2 Access to the property is directly from Bowland Road. A pedestrian access leads directly from the pavement to the Medical Practice, while the pharmacy is accessed from the car parking area.



Figure 2: Google Street View

- 2.3 The immediate surroundings of the site are predominantly residential properties. To the north, across Bowland Road, are single storey dwellings. To the west are two storey terraces and semi-detached dwellings. To the south are three storey linear apartment buildings. To the east is The Black Boy public house.
- 2.4 In the wider surroundings, the areas to the north and east are predominantly residential, with the Roundthorn Industrial Estate to the west, and Wythenshawe Hospital to the south-west. Wythenshawe town centre is located c. 2.5km to the south-east.
- 2.5 Local transportation options are well-developed, with local bus services running along Bowland Road. The closest bus stop lies on Bowland Road opposite the site. Roundthorn tram stop is located c. 350m. to the southwest of the site providing access into Manchester City Centre and Manchester Airport.
- 2.6 The flood map illustrates that the application site is in Zone 1, an area with a low probability of flooding. The site is not within the Green Belt, is not within a Conservation Area, and the building is not a Listed Building nor in proximity to a Listed Building. The site has no specific local plan designation.

3. PLANNING HISTORY

3.1 A planning history search illustrates the following relevant planning applications for the site (as described in the Council's records at the time):

- Installation of two internally illuminated fascia signs to shop front, 52 Bowland Road Baguley Manchester M23 1JX.
Ref. No: 094458/AO/2010/S2.
Status: Approved 08 November 2010.
- Revision to previously approved application 078315/FO/2006/S2 to allow for the provision of a meeting room and library over new surgeries, 52 Bowland Road Baguley Manchester M23 1JX.
Ref. No: 079695/FO/2006/S2.
Status: Approved 01 August 2006.
- Erection of single storey rear extension to form additional consulting rooms and first floor extension to accommodate administrative record-keeping, 52 Bowland Road Wythenshawe Manchester M23 1JX.
Ref. No: 078315/FO/2006/S2.
Status: Approved 10 April 2006.
- Installation of 2 internally illuminated fascia signs and 1 internally illuminated projecting box sign, Lloyds Pharmacy 52 Bowland Road Baguley.
Ref. No: 073013/AO/2004/S2.
Status: Approved 06 October 2004.
- Erection of single storey extension to form self-contained pharmacy, The Bowland Medical Practice 52 Bowland Road Baguley.
Ref. No: 070037/FO/2003/S2.
Status: Approved 06 April 2004.
- Use of land as an additional car park for Doctors Surgery, Vacant land adjacent to Bowland Doctors Surgery, 52 Bowland Road, Baguley.
Ref. No: 054709/FO/SOUTH3/98.
Status: Approved 27 August 1998.
- Single storey extension at front of existing surgery, 52 Bowland Road, Baguley.
Ref. No: 048246/FO/SOUTH3/95.
Status: Approved 02 February 1996.
- Single storey extension to Doctors surgery to form w.c and kitchen, 52 Bowland Road, Baguley.
Ref. No: 042264.
Status: Approved 09 November 1992.
- Renewal of a permission for a temporary surgery (previously approved under ref F28383), 52 Bowland Road, Baguley.
Ref. No: 029911.
Status: Approved 16 October 1987.
- Erection of a temporary single storey building on car park to form additional surgeries and alterations to existing vehicular access, 52 Bowland Road, Baguley.
Ref. No: 028383.
Status: Approved 09 April 1987.
- First floor extension to form living accommodation and extension to Doctors surgery at ground level, 52 Bowland Road, Baguley.
Ref. No: 027382.

Status: Approved 05 December 1986.

- Single-storey extension at side of surgery and living accommodation to form an additional consulting room and a treatment room, 52 Bowland Road, Baguley.
Ref. No: F03373.
Status: Approved 03 October 1975.

4. THE PROPOSAL

- 4.1 This planning application seeks permission for the installation of a modular self-service pharmacy machine, changes to the shopfront, replacement shutter, and illuminated signage.

ABOUT THE APPLICANT

- 4.2 The Applicant is a registered community pharmacy providing NHS and private pharmaceutical services. The business is committed to delivering safe, accessible, and patient-focused healthcare to the local community. The business:

- Employs qualified pharmacists and trained support staff.
- Operates in accordance with the standards of the General Pharmaceutical Council.
- Provides both essential and advanced NHS services.
- Maintains robust governance, data protection, and security systems.

- 4.3 The proposed development is consistent with the Applicant's ongoing investment in improved service delivery and enhanced accessibility for patients.

BUSINESS NEED & BENEFITS

- 4.4 The Applicant seeks to install a 24-hour automated prescription collection machine as part of ongoing investment in service improvement, patient access, and operational efficiency. The machine will enhance the delivery of both NHS and private pharmacy services through improved accessibility and streamlined workflows.

- 4.5 The installation of the automated prescription collection machine will deliver clear operational advantages for the Applicant. By diverting routine prescription handovers away from the counter, the system streamlines the overall dispensing workflow and reduces the volume of in-person interactions required for collection. This, in turn, alleviates storage pressures within the dispensary by enabling more efficient management of assembled prescriptions awaiting collection. The machine also facilitates a more orderly and secure handover process, ensuring that medicines are transferred to patients in a controlled, auditable, and compliant manner. Collectively, these measures enhance the smooth running of the pharmacy and support a safer, more efficient service environment.

- 4.6 The proposed development will contribute positively to the long-term sustainability of the Applicant's business. By improving operational efficiency and better utilising staff resources, the pharmacy will be able to focus more effectively on clinical and value-added services. The installation strengthens the organisation's competitiveness and resilience within an evolving healthcare landscape, enabling it to respond to increasing demand and patient expectations. Furthermore, the investment demonstrates the Applicant's continued commitment to adopting modern, patient-centred technologies, reinforcing its role as a progressive community healthcare provider.

- 4.7 The proposed installation will significantly enhance patient access by:
- Allowing patients to collect prescriptions at any time of day, including evenings, overnight, weekends, and bank holidays.
 - Supporting individuals who work irregular hours, shift patterns, or have caring responsibilities.
 - Reducing missed collections and improving adherence to prescribed medication regimes.

- 4.8 The machine will assist in managing patient flow within the pharmacy by:
- Reducing queues at peak times.

- Allowing pharmacy staff to dedicate more time to clinical services such as consultations, vaccinations, and medication reviews.
- Improving the overall patient experience.

4.9 The installation will:

- Respond to increasing prescription volumes within the locality.
- Support local GP surgeries by providing flexible out-of-hours collection options.
- Improve access without the need for extended staffed opening hours.

THE MACHINE

- 4.10 The automated prescription collection machine is designed to enhance patient access to medicines in a secure, efficient, and convenient manner. It enables patients to collect prescriptions at any time of day, reducing waiting times, improving pharmacy workflow, and supporting flexible access to essential healthcare services.
- 4.11 Pharmacy staff dispense the medicines as normal and then load the dispensed bags securely into the machine using barcode technology. Each item placed into the system has already been clinically checked and authorised by a pharmacist, ensuring the same professional standards as traditional counter-based collection.
- 4.12 Patients are notified that their prescription is ready by SMS message or secure digital notification. They then use a unique one-time code, together with their date of birth, to collect their medicines, a process which typically takes only a few seconds.
- 4.13 This is more efficient for the pharmacy, reducing queuing time and staff resources while offering greater convenience to patients. It also enables the pharmacy team to focus more time on those requiring clinical support and on the delivery of extended services. In addition, the collection point reduces the need for home deliveries, contributing to lower carbon emissions.
- 4.14 The benefits to the customers are reduced waiting times, avoiding unnecessary journeys and allowing the convenience to collect medicines when they want (for example on their way to or from work, shift workers, carers and on Sundays etc). This is particularly useful for repeat prescriptions and working patients who are unable to collect prescriptions during opening hours.
- 4.15 Experience from previous installations shows that the vast majority of patients will collect their prescription during the Pharmacy's normal opening hours, but the ability to allow patients, who cannot get to the Pharmacy during opening hours to collect outside of these times (for example Sundays, Bank Holidays, on their way to or from work etc), means patients do not miss out taking their medicines. This has a positive impact on the local infrastructure such as reducing emergency requests for medicines at out of hours medical services and A&E.
- 4.16 The machines have operated in numerous premises throughout the pandemic and have proved invaluable in providing a contact-free and continuous service, supporting the NHS services and providing an invaluable community benefit while negating footfall inside of buildings and reducing face-to-face meetings.
- 4.17 The machine is a self-contained, secure, and vandal-resistant machine, measuring approximately 2m high and 1m wide externally, and will be securely fitted within the existing pharmacy shopfront. The collection flap is automatically locked when patients are not collecting the prescriptions. The machines have a capacity of up to 224 dispensing bags. Instructional signage will be added adjacent to the machine to provide information to users.
- 4.18 Prescription dispensing machines have been used in the UK for over a decade now and are listed on the General Pharmaceutical Council's website as an example of "innovative technology to support the safe and efficient collection of assembled medicines" (<https://inspections.pharmacyregulation.org/knowledge->

hub/notable-practice/using-pharmacy-vending-machines-to-support-access-to-medicine-316). The General Pharmaceutical Council is the government's professional regulator for pharmacies.

- 4.19 Key operational features include secure individual compartments accessible only via a unique one-time code, a full electronic audit trail for all transactions, and integration with the pharmacy's dispensing system. Temperature-controlled compartments may be used where necessary to maintain product integrity. Controlled Drugs requiring supervised handover will not be supplied via the machine unless permitted under relevant regulations and supported by appropriate governance procedures.

SHOPFRONT CHANGES

- 4.20 External alterations are proposed to the property to accommodate the pharmacy machine. The existing double door will be replaced with a single leaf door and fixed glazing. In addition, a new shutter will be installed across the new door and glazing, allowing 24-hour access to the pharmacy machine.
- 4.21 The nature of the existing building means that there are no material differences in relation to overbearing, overshadowing, overlooking or visual intrusion.

SIGNAGE

- 4.22 Replacement signage is proposed of the same dimensions and design as the existing signage on site. The proposed signage will be internally illuminated box signage.



Figure 3: Existing signage installed on site.

- 4.23 It is proposed that the signs will be internally illuminated as indicated on the accompanying information and planning forms.

USE AND AMOUNT

4.24 It is suggested that the use of the site will remain in keeping with and complementary to the vitality and mix within the area and will not have a negative impact on the amenity of the surrounding properties, the vitality, character, viability of the area as a whole.

4.25 No additional floorspace is to be created by the proposals.

LAYOUT, SCALE AND MASSING & APPEARANCE

4.26 The proposed siting of the machine is intended to facilitate safe, appropriate access and is considered in relation to the surrounding context and specific site constraints and existing servicing.

4.27 The machine has an elegant and contemporary appearance in keeping with modern retail. The proposed new shopfront sits within the existing structural opening and does not require alterations to the primary building envelope.

4.28 It is suggested that the proposals not materially change the premises. It is therefore suggested that the installation of the machine and new shopfront into the existing building will not materially harm visual amenity.

4.29 No amendments to the existing landscaping or boundary treatments are proposed as part of the application.

ACCESS & PARKING

4.30 The proposed works make no alterations to the existing access, either from the main road or into the site. It is proposed that the nature of the changes and the existing use means that there will be no material increase in vehicle or pedestrian movements into and out of the site or create a negative or unacceptable impact on the existing local highway network, especially when compared to the potential maximum activity associated with the existing use. It is therefore suggested that the proposed machine will not result in any discernible detrimental amenity impacts.

4.31 In addition, the site is well served by on-site parking and public transport. It is proposed that the Pharmacy as a whole provides safe and suitable access.

4.32 The proposals do not affect the car parking availability or existing servicing arrangements.

4.33 It is also suggested that visitors to the site are likely to visit the adjacent Medical Practice in conjunction with the pharmacy, which would reduce the overall trip generation.

4.34 The location of the proposed machine will not hinder any device used for security and surveillance purposes and will not cause an obstruction to transport or pedestrian safety. The use of the machine will not result in hindering pedestrians use of the footway which it is suggested is sufficient to allow pedestrians to pass while customers use the machine.

4.35 The machine is designed to be accessible by a range of users, including wheelchair access.

SECURITY

4.36 The proposed location of the self-service machine will mean that users of the machine will benefit from the natural surveillance of passing motorists and pedestrians along the road.

4.37 Data illustrates that less than 10% of prescriptions are paid for, with the majority (children, elderly, low-paid and medical exemptions) receiving free prescriptions.

4.38 For the customers who need to pay for prescriptions, the machines only accept cards. Due to the cost of prescription charges (c. £9.90), the majority of transactions (of the small % who actually pay) can use secure contactless payment technology, reducing the possibility of PIN number theft. Furthermore, receipts are sent electronically so there is no paper waste as well as reducing the potential for data

theft. The machine doesn't accept cash. The Ingenico credit card terminal on the machine is designed as an unattended system (for example as per Toll Roads etc) and has a secure encrypted payment gateway to prevent tampering.

- 4.39 Unlike a traditional pharmacy dispensary where items are arranged in alphabetical order, the dispensing bags within the machine are not ordered in any logical way and are not labelled with the contents. There is no consistency of the contents i.e. it could be a simple dressing or an inhaler. Compared to the medicines stored within the dispensary, there is little incentive to target the machine and its contents. This is reflected in the hundreds of installations across Europe with no reported attempted break-ins to-date.
- 4.40 The machines are replenished internally by the appropriately trained staff having undertaken a general risk assessment. The Pharmacy has standard operating procedures in place for all of its workflow and this will include the loading of the machine. Standard Operating Procedures are a regulatory requirement for pharmacies and so the process will be documented, and staff trained accordingly. In addition, dispensed bags in pharmacies are currently put on a shelf or handed to a delivery driver for home delivery. The machine adds a level of security to this process by storing bags in a locked secure unit and having a full audit trail of when bags are loaded and collected - this significantly enhances governance over the collection process.
- 4.41 It is estimated that around 80% of prescriptions collected from the machine are collected when the Pharmacy is open.
- 4.42 The principle of the machine is to allow the collection of regular repeat medicines for people on long term stable conditions who are comfortable with managing their treatments. This is the majority of patients, and the proposal empowers this process. Although the machine automates the manual 'handing out process', the Pharmacy team is still able to talk to patients as required.
- 4.43 The contents of the machines vary; however, the Pharmacist has to make a professional decision about what is suitable and appropriate for the machine, with face-to-face consultations still required for key patients. The machine will **not** be loaded with controlled drugs including all Schedule 2 or Schedule 3 medicines that fall under the normal safe custody requirements.
- 4.44 With a large proportion of machines, the value of the prescription medicines does not tally with any notional prescription charge, with items such as painkillers being worth pence and inhalers being valued at a couple of pounds.
- 4.45 The collection PIN numbers are provided to the customers by SMS message and are 1-time-use-only linked only to the dispensing bag, rather than any patient details.
- 4.46 External CCTV will monitor the machine and its users which will form part of the Pharmacy's existing CCTV system. Any footage will be recorded onto a securely located and locked hard drive to prevent tampering of the captured footage. Such footage will be retained for no longer than is necessary. CCTV signage will also be installed, to act as a further deterrent. It is intended that the installation of the CCTV system will assist with crime reduction and detection, management of the Pharmacy well as staff and public safety.
- 4.47 A Verisure Alarm covers the property, including a shock sensor that will be attached to the machine to detect any impact or tampering. The majority of the machine is located within the Pharmacy building and as such will be covered by the alarm of the Pharmacy.
- 4.48 The machines are installed through the existing building with an outer steel frame, which is attached and bolted (internally) directly onto the frame of the machine, which itself weighs c. 300kg.
- 4.49 The machine will be integrated within the existing shopfront opening and will not alter the established public/private boundary at the site. The proposal provides a practical upgrade to the pharmacy service by enabling secure prescription collection at a wider range of times, whilst maintaining a simple, legible frontage and minimising additional activity on the site.

5. PLANNING POLICY FRAMEWORK

5.1 In accordance with S.38 of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, this planning application should be determined in accordance with the relevant Development Plan policies unless material considerations indicate otherwise. For the purposes of this determination, the Development Plan comprises:

- Places for Everyone (adopted 21 March 2024)
- Manchester's Core Strategy 2012-2027 (adopted 11 July 2012)
- Supplementary Planning Documents
 - Shopfront and signage design guide

5.2 This section provides the background to the development plan and identifies the relevant policies below.

PLACES FOR EVERYONE

5.3 **Policy JP-S1: Sustainable Development** states that development should maximise economic, social, and environmental benefits while minimising adverse impacts and tackling climate change. This policy mandates the use of sustainable construction techniques, prioritises the redevelopment of brownfield land, and requires effective mitigation of land contamination and stability issues to bring sites back into productive use.

5.4 **Policy JP-P1 Sustainable Places** outlines that all development should contribute to creating liveable, distinctive, and resilient places. Key considerations include conserving the natural and historic environment, promoting social inclusion, ensuring resource efficiency, and supporting critical infrastructure. Developments must be adaptable, safe, well-connected, and provide high levels of amenity, green infrastructure, and access to local services.

5.5 **Policy JP-P6: Health** supports new development that maximises positive contributions to health and wellbeing, avoids negative health impacts, and encourages healthy lifestyles through active design. This policy requires Health Impact Assessments for significant proposals and supports the provision and enhancement of health facilities, integration of health and social care, and the creation of wellness hubs to meet the needs of residents.

MANCHESTER'S CORE STRATEGY 2012-2027

5.6 **Policy SP 1 Spatial Principles** states that development should make a positive contribution to neighbourhoods by creating well-designed places, enhancing character, and supporting the health, safety, and wellbeing of residents. This policy mandates efficient use of resources, minimisation of emissions, protection of the built and natural environment, and improved access to jobs, services, and sustainable transport, ensuring developments are inclusive and responsive to local needs.

5.7 **Policy C 2 District centres** supports development that enhances thriving district centres with a distinct local character, providing accessible key services such as retail, health, and leisure. The policy encourages a mix of uses, supports the vitality and viability of centres, promotes sustainable building practices, and seeks to remedy deficiencies in access to facilities, while ensuring new development respects and enhances the character and accessibility of existing centres.

5.8 **Policy EN 1 Design Principles and Strategic Character Areas** mandates that all development must adhere to seven principles of urban design, reinforcing and enhancing local character and supporting strategic objectives. Proposals should demonstrate how they address design principles, contribute positively to the city's image, and consider the character area in which they are located, with a focus on good design, heritage, and the creation of meaningful open spaces.

5.9 **Policy DM 1 Development Management** outlines that development must consider siting, layout, scale, materials, and impact on amenity, accessibility, and community safety. The policy requires sustainable construction techniques, protection of biodiversity and heritage, adequate refuse and parking

provision, and mitigation of flood risk. Developments should be accessible, promote health, and integrate green infrastructure, with detailed guidance provided in supplementary planning documents.

- 5.10 **Policy CC 9 Design and Heritage** requires new development within Manchester City Centre to achieve the highest standards of design quality, responding positively to appearance, functionality and local context. Proposals must draw on relevant Local Development Framework guidance and give particular regard to the City Centre's distinctive character. Development should preserve or enhance heritage assets, while high-density and mixed-use schemes must be carefully designed to integrate uses successfully and contribute to a coherent, high-quality urban environment.

NATIONAL PLANNING POLICY FRAMEWORK

- 5.11 The National Planning Policy Framework (NPPF) was published in 2012 and last revised in December 2024. The aim of the NPPF is to ensure there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure development is brought forward. The NPPF is a material consideration in planning decisions as outlined in Paragraph 2 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.12 Sustainable development is broadly defined in Paragraph 8 of the NPPF as having three overarching objectives which are independent and need to be pursued in mutually supportive ways:
- 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.
- 5.13 The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision-taking this means:
- Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination; or
 - Specific policies in the Framework indicate development should be restricted.
- 5.14 Paragraph 39 states that local planning authorities should approach decisions on proposed development in a positive and creative way and should work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area. Furthermore, Decision-makers should seek to approve applications for sustainable developments where possible.
- 5.15 Paragraph 48 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

- 5.16 Paragraph 56 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.
- 5.17 Paragraph 96 states that planning policies and decisions should aim to achieve healthy, inclusive, and safe places by promoting social interaction, ensuring safety and accessibility, and enabling healthy lifestyles. Key considerations include well-designed public spaces, clear pedestrian and cycle routes, and facilities that address local health needs and reduce health inequalities.
- 5.18 Paragraph 98 states that planning policies and decisions should plan positively for social, recreational, and cultural facilities, support local health and wellbeing strategies, guard against the unnecessary loss of valued services, enable the modernisation of established facilities, and ensure an integrated approach to the location of housing, economic uses, and community services.
- 5.19 Paragraph 128 states that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.
- 5.20 Paragraph 135 (f) states that developments should ‘create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 5.21 Promoting sustainable development is a key component of the NPPF and a substantial weight is given to encouraging economic growth with planning authorities being required to apply the presumption in favour of sustainable development.

6. SCHEME ASSESSMENT

- 6.1 The following section will consider the compliance of the proposal with the Development Plan policies and material considerations for the application. It provides an analysis of the main planning matters related to the principle and a more detailed, policy-orientated assessment of planning considerations.

PRINCIPLE OF DEVELOPMENT

- 6.2 Considering the NPPF as a whole, it is important to note that the main purpose of the NPPF is to contribute to the achievement of sustainable development. Paragraph 8 states that “*Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)*”.
- 6.3 At Paragraph 7, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 further states that, at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 6.4 At Paragraph 11, the NPPF sets out a presumption in favour of sustainable development, which requires decision-makers to approve applications that accord with the Development Plan without delay.
- 6.5 At paragraph 93 the NPPF emphasises the need to plan positively for community facilities, including health services, to enhance the sustainability of communities.
- 6.6 The proposals are considered sustainable development as defined in the NPPF in that they contribute towards a strong, stable and more diverse economy, minimising the impact on climate change, the need to travel and the use of resources, including the production of waste. It is suggested that any adverse impacts of granting planning permission would be significantly and demonstrably outweighed by the benefits and there are no policies which would indicate development should be restricted.
- 6.7 Overall, the principle of the proposal is considered to be supported by policies JP-S1 and JP-P6 of Places for Everyone and policies SP1 and C2 of the Core Strategy, insofar as it assists in maintaining an accessible local service and supports health and wellbeing outcomes.
- 6.8 It is suggested that the proposal is considered to be acceptable in principle as it provides an innovative, accessible healthcare solution that meets an identified local need, consistent with both local and national policy objectives.

DESIGN AND CHARACTER

- 6.9 It is suggested the installation of the machine and new shopfront is of a minor nature and accords to the relevant policies in that the design will not have an adverse impact on the street scene or character of the area and are of an appropriate scale, height and material given the context of the area.
- 6.10 The location of the machine is not directly adjacent to, or overlooked in any close distance by, any residential properties. The nature of the existing building and proposed works mean that there are no material differences in relation to overbearing, overshadowing, overlooking or visual intrusion. The proposed use will not inherently create any noise or odour that would be detrimental to the occupiers of the nearby residential properties.
- 6.11 The prescription collection machine would provide a convenient additional way for patients to collect medicines, including outside standard opening hours where appropriate. This supports improved access to healthcare and may reduce unnecessary repeat trips and queuing, without introducing activities that would harm the character of the area.

- 6.12 The proposals are in keeping with its location and context and respects the local architecture, forms, design and materials. It is suggested that the proposals, for the installation of an automated prescription machine, are of a minor nature and will not materially harm or have a notable adverse visual impact. In addition, the proposals will not dominate or detract from the architectural details of the building with the proposed materials considered appropriate for its setting.
- 6.13 It is suggested that the proposals would not have a detrimental impact on the appearance of the shop frontage. The finish and appearance of the machine and new shopfront would be of a colour and material that would complement the appearance of the existing building.
- 6.14 The proposals ensure the safeguarding and improvement to a community facility which is located where it is accessible by a range of transport modes.
- 6.15 It is suggested that the hours of operation of the machine will not have a material impact on the site or wider area, particularly the surrounding residential properties.
- 6.16 In addition, there is no adverse impact on the neighbouring uses in terms of noise, general disturbance, light pollution, loss of privacy or light. The proposals would also not lead to an over-intensification of the use of the site. As such it is suggested that the proposals accord with policy JP-PI of Places for Everyone.
- 6.17 The design of the pharmacy machine and shopfront integrates sensitively within the existing building and does not detract from the character of the building or the wider streetscene. The illuminated signage is modest in scale and designed to complement the existing façade, in line with Policy EN I of the Core Strategy which requires development to reinforce and enhance local character and adhere to high standards of urban design. Policy JP-PI of Places for Everyone also supports proposals that contribute to creating liveable, distinctive, and resilient places.
- 6.18 The proposed alterations to the shopfront and the replacement illuminated signage have also been designed having regard to the Shopfront and signage design guide SPD, and are considered to be appropriately proportioned, visually cohesive and legible without causing undue visual clutter
- 6.19 It is considered that the proposal achieves a high standard of design and is compatible with the established character of the locality.

RESIDENTIAL AMENITY

- 6.20 The closest residential properties are located across Bowland Road and Roundthorn Road. By the nature of the existing site it is suggested that local residents would be accustomed to comings and goings and the general levels of activity at the site.
- 6.21 The nature of the existing building and limited nature of the proposed works means that there are no material differences in relation to overbearing, overshadowing, overlooking or visual intrusion. The proposed use will not inherently create any noise or odour that would be detrimental to the occupiers of the residential properties.
- 6.22 It is suggested that the hours of operation of the machine would not have a material impact on the site or wider area, particularly the surrounding residential properties when compared to the existing and maximum allowable uses of the application site and wider area.
- 6.23 The proposal is sited within a commercial frontage and does not introduce any new sources of overlooking, overshadowing, or loss of privacy to neighbouring residential properties. The illuminated signage is designed to avoid excessive glare.
- 6.24 The operation of the machine is inherently quiet and does not generate significant noise. Policy DM I and NPPF paragraph 185 require that development avoids noise impacts that would harm health or quality of life. It is suggested that the proposal will not result in any material increase in noise or disturbance and is therefore acceptable in this regard.

- 6.25 Policy DM I of the Core Strategy requires that developments do not adversely affect the amenity of nearby residents. The NPPF paragraph 130 seeks to ensure a high standard of amenity for existing and future users. It is considered that the proposal will not result in any unacceptable impact on residential amenity.

ACCESS AND HIGHWAYS

- 6.26 The machine is designed for inclusive access, with controls positioned at a height suitable for wheelchair users and a level approach from the pavement, directly addressing accessibility concerns. In addition, the proposed new shopfront maintains the required clear opening width to ensure that the pharmacy remains accessible to all users.
- 6.27 Given the modest nature of the proposals and the retention of existing access and parking arrangements, it is considered that the development would not result in a severe residual cumulative impact on the local highway network. The proposals are therefore considered to accord with policies DMI and D5 of the Core Strategy, policy JP-PI of Places for Everyone, and the NPPF's decision-making approach to transport impacts.

SECURITY

- 6.28 Security and personal safety have been considered as part of the proposal. The machine is located on a visible frontage and would be covered by existing and proposed measures including CCTV and an alarm system, helping to deter vandalism and support safe use.
- 6.29 Security measures including an alarm, CCTV cameras, and appropriate illumination along with the natural surveillance of passers by from this highly visible location will reduce opportunities for anti-social behaviour and prevent crime and the fear of crime in accordance with policy JP-PI of Places for Everyone.
- 6.30 It is therefore proposed that the installation of a modular self-service pharmacy machine, changes to the shopfront, replacement shutter and illuminated signage conforms to the relevant Local Plan Policies generally and should be considered acceptable given its location.

7. CONCLUSION

- 7.1 The proposed development seeks planning permission for the installation of a modular self-service pharmacy machine, changes to the shopfront, replacement shutter and illuminated signage at 52 Bowland Road, Wythenshawe, Manchester M23 1JX.
- 7.2 The proposal enhances access to essential healthcare and is designed to integrate sensitively with the existing building and streetscene.
- 7.3 Key issues relating to security, design, and accessibility have been proactively addressed through lighting, CCTV, alarm systems, and level access, ensuring the development is inclusive and safe.
- 7.4 On the basis of the information submitted, it is considered that the proposals would not give rise to any material adverse effects in respect of residential amenity, noise, highways, flood risk, landscaping or servicing
- 7.5 It is considered that the proposal would align with the Development Plan in that it provides for appropriate use and will be a significant benefit to the area.
- 7.6 It is considered that the proposals represent sustainable development, consistent with local and national planning policies, and should be supported in order to deliver the wider social, environmental and economic benefits.
- 7.7 It is therefore respectfully requested that the planning application is approved. In the event that Manchester City Council do not agree with this view, the applicant would seek to engage with the authority to secure a solution, in line with the NPPF.