

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145327/FO/2026
Date registered valid: 4 March 2026
Proposal: Elevational alterations to remove ATM and Night Safe.
Address: Natwest , 64 Bury Old Road, Manchester, M8 5NW
Ward(s): Crumpsall Ward

Applicant: Mr Gerard McAteer, NatWest
Agent (if any): Mrs Stevie Leigh
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 29 April 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 17 March 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 March 2026 Expired: 31 March 2026

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: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

The application relates to a commercial building within the Cheetham Hill District Centre, Bury Old Road in the Crumpsall ward of Manchester, which is approximately 1.4 miles to the north east of Manchester City Centre, sharing part of its boundary with Salford.



Figure 1. (Site visit 17.03.2026)

The site is an existing bank which has two external ATM machines and Night Safe along the front building line. The immediate vicinity is largely commercial, characterised by a bustling hub dominated by various commercial uses, including retail, food and drink outlets, together with office and finance use.

Site History

- o 109283/AO/2015/N1 - Installation of two internally illuminated pocket display signs. Approved 20.08.2015
- o 107549/AO/2014/N1 - Installation of 1 no. fascia sign, 1 no. projecting sign and new signage around 2 no. existing ATMs, all to be internally illuminated. Approved 06.02.2015
- o 100529/AO/2012/N1 - Installation of internally illuminated ATM surround. Approved 27.12.2012
- o 071474/FO/2004/N1 - New shopfront and relocation of ATM machines. Approved 24.05.2004
- o 066007/AO/NORTH1/02 - Internally illuminated fascia and projecting signs. Additional information and ATM signage. Approved 14.10.2002
- o 060038/FO/NORTH1/00 - Installation of a 60cm diameter satellite dish. Approved 04.10.2000
- o 052163/FO/NORTH1/97 - Installation of service till. Approved 09.07.1997
- o 043545/AO/NORTH1/93 - 1 No.x illuminated fascia name sign plus 1 No.x illuminated projecting sign over service till. Approved 03.08.1993
- o 043475/FO/NORTH1/93 - Repositioning of front entrance and service till. Approved 04.06.1993
- o 031726 - Alterations, refurbishment and extension of existing bank into adjoining unused premises. Approved 08.07.1988

Description of development

The application seeks elevational alterations to remove 2no. ATMs and 1no. Night Safe.

It was unclear from the initially submitted proposed plan if it is intended to tie in the brickwork with the existing, so that it appears as flush, or rather a proposed in-filling that would be recessed from the main facade of the building. Therefore, clarification was sought from the planning agent. It has been confirmed that the proposal would be in-filled, and recessed from the main facade of the building, (correspondence from agent dated, 07/04/2026). Revised plans in this regard were subsequently submitted, dated (08/04/2026)

The revised submitted plan is to facilitate a proposed branch closure. It is intended to remove the existing 2no. ATMs and 1no. Night Safe and make good and infill with appropriate materials. The proposal would be in-filled and recessed from the main facade of the building with matching bricks, revised plans dated (08/04/2026).

Consultations & Notification Responses

1. Local residents / public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012, of relevance are

- o Policy DM 1 (Development Management)
- o Policy SP 1 (Spatial Principles)
- o Policy EN 1 (Design Principles and Strategic Character Areas)
- o Policy C 3 (North Manchester District Centres - Cheetham Hill and Harpurhey)

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- o Sustainable and Resilient Places, JP-S1: Sustainable Development

3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan, although the Saved UDP policies still of relevance are:

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 Policy DC15.2 states that in assessing the interests of amenity and safety the council will take account of the following criteria:

- a) developments of this kind should not harm the character of architectural features of a building, nor interfere with its proper use
- b) they should be in scale with the locality and relate properly to the site on which they stand
- c) they should be unobtrusive and should not intrude into residential neighbourhoods and areas of high amenity value
- d) a proposal which would be injurious to public safety or adversely effect the flow of traffic, by reason of its position, size or design will not be permitted

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- o Chapter 2: Design

5. Draft National Planning Policy Framework - 16th December 2025 is under consultation and as such is a material consideration. However, until its adoption, the current NPPF (December 2024) is still in place. Of relevance are:

- o Section 7 - Ensuring the Vitality of Town Centres
- o Section 4 - Decision-making
- o Section 12 - Achieving well-designed places

ISSUES

In the case of this application, following clarification the initially submitted application has been slightly revised in the interest of visual amenity and revised plans were subsequently submitted, dated (08/04/2026).

Principle

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions be made in accordance with the development plan, unless material considerations indicate otherwise. In the case of this application, the principle of the revised plan, dated (08/04/2026) is commensurate with the proposed branch closure and the nature of the existing use of the application site and would not be out of character within Cheetham Hill district centre, and therefore, the proposed development is considered acceptable within this context. Notwithstanding this factor, consideration must be given to the design and the impact upon existing levels of visual amenity.

Visual Amenity

The main issue in relation to this application is the impact on visual amenity of the proposal. Upon removal of the existing ATM and Night Safe, it is proposed to infill the aperture with matching bricks which would be recessed from the main facade of the building. The matching bricks would match the frontage of the building. The proposed alterations to the façade are therefore considered acceptable in the context of the existing building and can be accommodated without causing a substantial degree of harm to the character and quality of the building or wider neighbourhood. On this basis, the revised proposal, (dated 08/04/2026) responds positively to policies SP1, DM1, EN1, C3 of the Manchester Core Strategy Development Plan Document (2012) and saved policy E3.3 of the Unitary Development Plan (1995).

Design and Appearance

In light of the revisions to the initial plan, (dated 08/04/2026), the proposed external alterations in terms of design and appearance are considered to be acceptable, posing no significant impact upon the character of the building or within the district Centre, and therefore, accords with policies SP1, DM1, EN1, C3 of the Manchester Core Strategy Development Plan Document (2012) and saved policy E3.3 of the Unitary Development Plan (1995).

Conclusion - On balance, and subject to planning conditions, the proposed development accords with Council policy and is therefore acceptable.

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

In the case of this application, following clarification the initially submitted application has been slightly revised in the interest of visual amenity and revised plans were subsequently submitted, dated (08/04/2026). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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 and documents:

- o Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 04 March 2026.
- o Proposed Floor Plans and Elevation, drawing number NRC33-MLA-XX-XX-DR-A-99001, revision P02, received by the City Council as the Local Planning Authority on 08 April 2026.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to the policies SP1, DM1, EN1, C3 of the Manchester Core Strategy Development Plan Document (2012) and saved policy E3.3 of the Unitary Development Plan (1995).

3) The development hereby approved shall be constructed using matching bricks and as stated on the approved plan drawing number NRC33-MLA-XX-XX-DR-A-99001, revision P02, received by the City Council as the Local Planning Authority on 08 April 2026.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located; pursuant with policies SP1, DM1, EN1, C3 of the Manchester Core Strategy Development Plan Document (2012) and saved policy E3.3 of the Unitary Development Plan (1995).

Appendix 1 – List of consultees & neighbours notified

Recording Studio Rear Of 62, Bury Old Road, Manchester, M8 5BN
64 - 68 Bury Old Road, Manchester, M8 5EL
60A Bury Old Road, Manchester, M8 5BN
70 Bury Old Road, Manchester, M8 5BN
62 Bury Old Road, Manchester, M8 5BN
60 Bury Old Road, Manchester, M8 5BN
17 Bury Old Road, Manchester, M7 4QJ
16 Bury Old Road, Manchester, M7 4QJ
14 Bury Old Road, Manchester, M7 4QJ
15 Bury Old Road, Manchester, M7 4QJ
5 King Edward Buildings, Manchester, M7 4QJ
16 King Edward Buildings, Manchester, M7 4QJ
12 Bury Old Road, Manchester, M7 4QJ
13 Bury Old Road, Manchester, M7 4QJ
18-19 Bury Old Road, Manchester, M7 4QJ

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA