

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145370/FO/2026

Date registered valid: 9 March 2026

Proposal: Installation of a modular self-service pharmacy machine, changes to the shopfront and replacement shutter.

Address: 52 Bowland Road, Wythenshawe, Manchester, M23 1JX

Ward(s): Baguley Ward

Applicant: Ahmed Al-Liabi, AT Health Ltd

Agent (if any): Plande

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 April 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 17 March 2026

Standard consultations: Printed: 13 March 2026 Expired: 4 April 2026

Neighbour notifications: Printed: 13 March 2026 Expired: 4 April 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

The application relates to a single storey building of textured white render and blue engineering brick with a brown tile hipped roof. The property features a glazed shopfront with an external roller shutter and externally-illuminated fascia signage above to its Bowland Road elevation, whilst its northwestern elevation (facing Roundthorn Road), does not feature any fenestration, featuring an externally-illuminated advertisement at fascia level.

The building is set within the grounds of an existing car park which appears to service Bowland Medical Practice (which adjoins the application property to the east) and Bowland Pharmacy. The property appears to exhibit a Class E(e) use, serving as a pharmacy. The surrounding area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses.

The property is not listed, nor is it sited within a Conservation Area.



Description of development

The applicant is seeking planning permission for the “Installation of a modular self-service pharmacy machine, changes to the shopfront and replacement shutter”.

Planning history

F03373 – Single-storey extension at side of surgery and living accommodation to form an additional consulting room and a treatment room – Approved (1975).

027382 - First floor extension to form living accommodation and extension to Doctors surgery at ground level – Approved (1986).

028383 - Erection of a temporary single storey building on car park to form additional surgeries and alterations to existing vehicular access – Approved (1987).

029911 - Renewal of a permission for a temporary surgery (previously approved under ref F28383) – Approved (1987).

042264 - Single storey extension to Doctors surgery to form w.c and kitchen – Approved (1992).

048246/FO/SOUTH3/95 - Single storey extension at front of existing surgery – Approved (1996).

070037/FO/2003/S2 - Erection of single storey extension to form self-contained pharmacy – Approved (2004).

073013/AO/2004/S2 - Installation of 2 internally illuminated fascia signs and 1 internally illuminated projecting box sign – Approved (2004).

078315/FO/2006/S2 - Erection of single storey rear extension to form additional consulting rooms and first floor extension to accommodate administrative record-keeping – Approved (2006).

079695/FO/2006/S2 - Revision to previously approved application 078315/FO/2006/S2 to allow for the provision of a meeting room and library over new surgeries – Approved (2006).

Consultations & Notification Responses

Local residents – no representations received.

MCC's Highways Services made the following comments in response to the application:

- The site is located adjacent to the adopted highways Bowland Road and Roundthorn Road. However, the pharmacy machine, the shutter roller and other shopfront work will be placed sufficiently far away from the public highway as not to offer any material impact on the public highway nor on the highway users.
- 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. The proposals do not affect the car parking availability or existing servicing arrangements.
- The pharmacy machine is located within private land, and its installation will not have any effect on the public highway nor on the highway users.
- The roller is of typical design with the roller motor and roll up cover box being 2.29 metres above the pavement. The roller installation will not have any effect on the public highway nor on the highway users.
- The proposed signage (three signs) are on private property and will be over private property. Unlit, the signs will offer a minimal distraction. These signs are subject to another planning application,(145371/AO/2026) therefore they are not commented upon further in this application.

Environmental Health indicated the maximum luminance level of the advertisements displayed on the panel should not exceed 300 cd/m² during non-daylight hours / inclement weather.

Greater Manchester Police (Crime Prevention Team) indicated “Having looked at the plans and the Crime Impact Statement I am not concerned with the proposed development.”

Policies

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC14 – Shopfronts and Related Signs
- Policy DC26 – Development and Noise
- Policy E3.3 – Environment Improvement and Protection

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

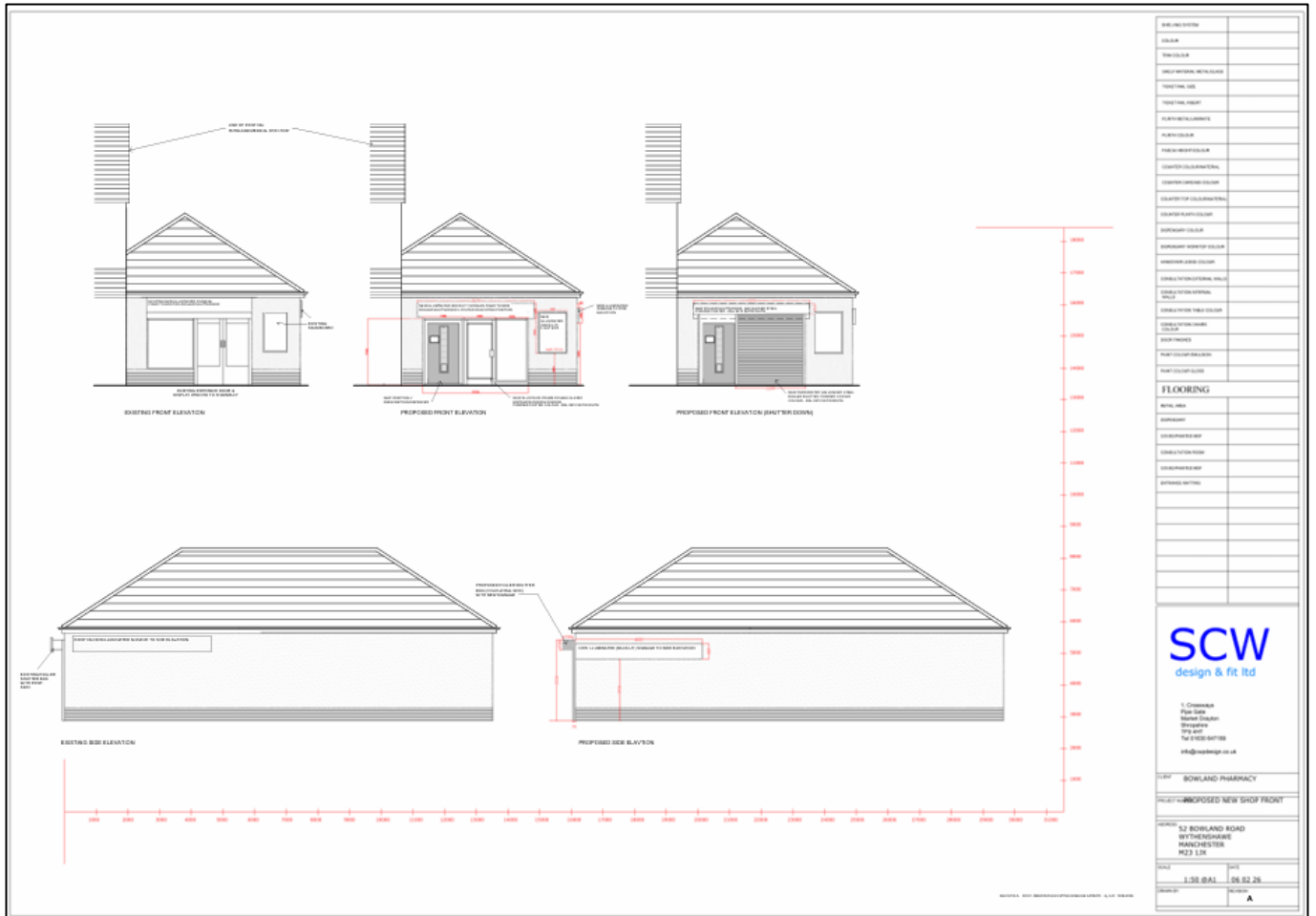
Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places

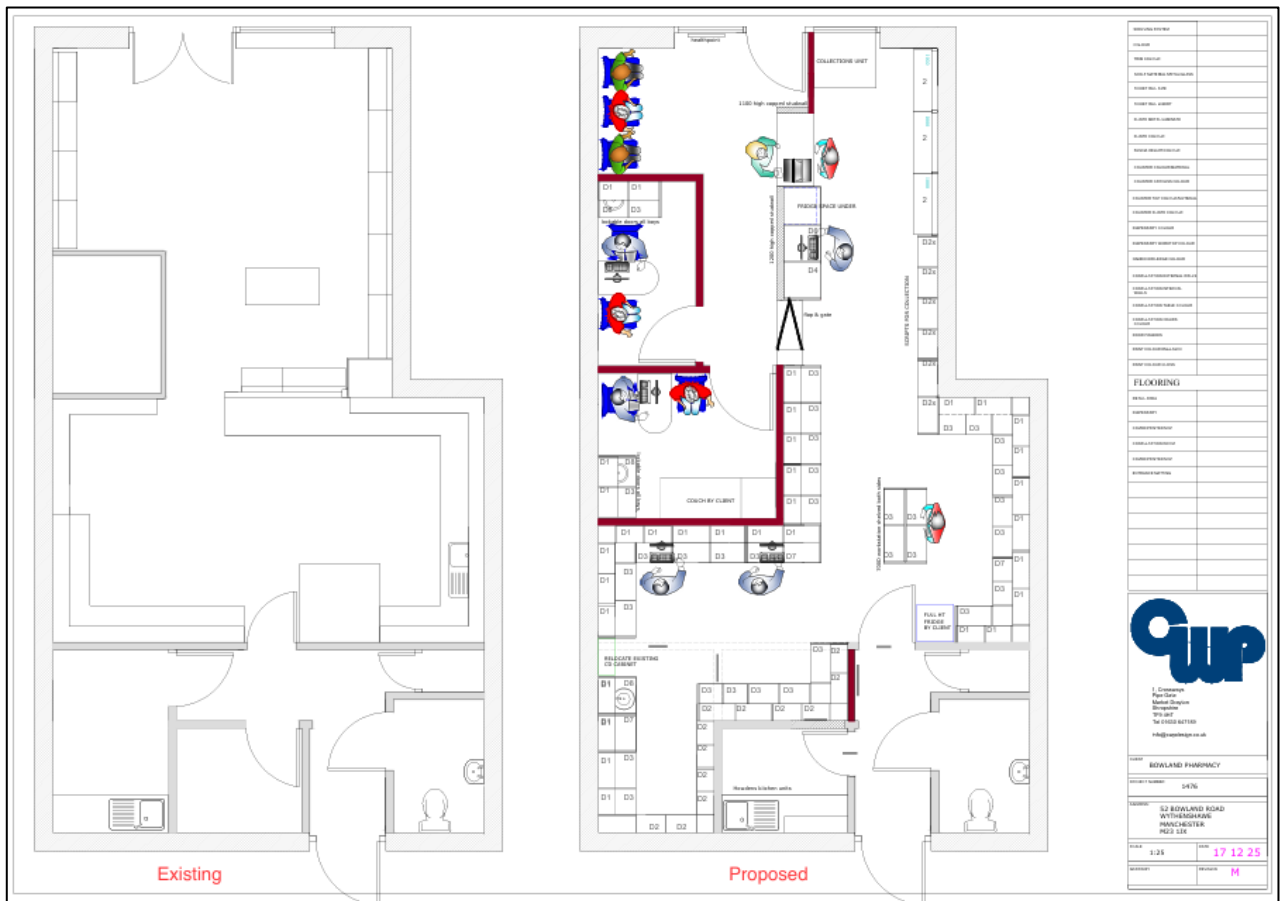
Shopfront and Signage Design Guide (2024) – Manchester’s Shopfront and Signage Design Guide establishes clear principles to ensure that shopfronts and advertisements contribute positively to their surroundings. It emphasizes contextual design, requiring new and altered shopfronts to respect the architectural proportions, alignment, and materials of their host buildings and neighbouring units. The guide promotes cohesive streetscapes, encouraging consistency in scale, siting, colour, and finish to enhance the overall appearance of shopping areas. It prioritizes accessibility, mandating compliance with inclusive design standards (BS 8300-2, Part M), and addresses sustainability by encouraging the retention and careful repair of existing features while using durable, recyclable materials. Finally, it underscores the need for sensitive signage and security, advising minimal corporate branding where it conflicts with local character and promoting subtle, well-integrated illumination and security features

Draft National Planning Policy Framework (NPPF, 2025) – The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



Submitted existing and proposed elevations



Submitted existing and proposed floor plans

Issues

Principle – the principle of the proposal, to install a modular self-service pharmacy machine together with shopfront alterations and a replacement external shutter, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, and parking, amongst other matters.

Siting, scale, and massing – as no extensions are proposed, the siting, scale, and massing of the property would be unaffected.

Appearance and visual amenity – the proposal involves the installation of a modular self-service pharmacy machine (Robowall prescription dispenser), alongside associated shopfront alterations and the replacement of an external shutter.

The self-service pharmacy machine would be positioned at the front elevation of the property, replacing an existing section of glazing facing Bowland Road. Measuring approximately 1.3m in width and 2.1m in height, the unit would be integrated into the redesigned shopfront. The automated dispenser is intended to improve patient access to medicines by providing a secure, efficient, and convenient 24-hour prescription collection service. This is expected to reduce waiting times, support pharmacy workflow, and enhance accessibility to essential healthcare provision.

To accommodate the machine, alterations to the shopfront are proposed, including the installation of a new commercial aluminium shopfront system finished in polyester powder-coated RAL 9910 Satin White. The existing double door would be replaced with a single leaf door and adjacent fixed glazing. A new external shutter, powder-coated in RAL 9910 Satin White, would be installed across the revised door and glazing, facilitating secure 24-hour access to the pharmacy machine.

Overall, the installation of the self-service machine and associated shopfront works are considered relatively minor in scale and compatible with the existing appearance of the unit, which already incorporates a modern, white-framed glazed frontage. The proposal is also consistent with the commercial character of the wider site. As such, the development is not considered to have an unduly harmful impact upon the visual amenity of the area or wider street scene. Moreover, whilst internally mounted shutters are generally preferred, it is noted that the property already features an externally mounted shutter. Its replacement with a new external shutter would therefore not materially alter the building's current appearance or the prevailing site conditions. For these reasons, it is considered acceptable.

Residential amenity – the proposed self-service pharmacy machine, revised shopfront, and replacement external shutter are not positioned in close proximity to any residential properties, nor are they directly overlooked from nearby dwellings. Given the nature of the existing building and the modest scale of the proposed works, the development would not give rise to any material change in terms of overbearing impact, overshadowing, overlooking, or visual intrusion.

The proposed installation and associated use are not expected to generate noise, odour, or any other form of disturbance that would adversely affect the amenity of neighbouring residents. As such, the development is not considered to have an unduly harmful impact upon the residential amenity of the area.

Waste storage – the current waste storage and management arrangements of the site would be unaffected by the proposal.

Parking and highways impact – MCC's Highways Services have confirmed that access to the site is taken directly from Bowland Road. Pedestrian access leads from the pavement to the Medical Practice, whilst the pharmacy is accessed separately from the on-site car parking area. The proposed works would not affect the availability of parking spaces or alter the existing servicing and access arrangements.

The self-service pharmacy machine would be located entirely within the site's private curtilage and would not project onto, or otherwise interfere with, the public highway. As such, its installation is not expected to have any impact on highway safety or the operation of the highway network.

The replacement external roller shutter is of a typical commercial design, with the roller motor and housing situated above pavement level. This ensures that the installation maintains appropriate clearance and does not encroach into pedestrian space. Consequently, the shutter installation is also considered to have no adverse effect on the public highway or its users.

Accessibility – the proposed self-service pharmacy machine has been designed to support inclusive access. User controls are positioned at a height suitable for wheelchair users, and a level approach from the pavement ensures convenient and unobstructed use for all individuals, including those with limited mobility. The revised shopfront retains the necessary clear opening width, ensuring the pharmacy entrance continues to meet accessibility requirements for all visitors.

Public safety and crime – the siting of the self-service machine benefits from good natural surveillance, with visibility afforded by both passing pedestrians and motorists along Bowland Road. To further enhance safety and security, the machine will be monitored by external CCTV linked to the pharmacy's existing system. The CCTV measures are intended to support crime prevention, assist in incident detection, and contribute to the effective management of the pharmacy premises, improving safety for both staff and the public. The property is additionally protected by a Verisure alarm system, which includes a shock sensor that will be fitted to the machine to detect any attempted impact or interference. As the main structure of the dispenser is situated within the pharmacy building, it will also be covered by the pharmacy's existing alarm system.

Other matters – a separate application (ref. 145371/AO/2026) has been submitted seeking advertisement consent for replacement signage at the site. The details of that proposal are considered fully within the accompanying advertisement consent report for application 145371/AO/2026.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, impact upon visual and residential amenity, waste storage and parking, amongst other issues. The proposal complies with policies DM1 and SP1 of the Manchester Core Strategy, policy JP-P1 of Places for Everyone, and chapter 12 of the National Planning Policy Framework (2024).

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) 3-year time limit:

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) Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

‘PROPOSED Design of Replacement Aluminium Shop Front’, numbered ‘CD-RN 14369 SK01’, received by the City Council as Local Planning Authority on the 9th March 2026.

Proposed elevational drawings shown on drawing titled ‘PROJECT NUMBER PROPOSED NEW SHOP FRONT REVISION A’, received by the City Council as Local Planning Authority on the 15th April 2026.

Proposed plan drawings shown on drawing titled ‘PROJECT NUMBER 1476 REVISION M’, received by the City Council as Local Planning Authority on the 1st April 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

The materials used in the external surfaces of the development hereby approved shall be as follows:

Aluminium-framed double glazed entrance door and window (polyester powder coated: RAL 9910 Satin White).

Modular self-service pharmacy machine (Robowall prescriptions dispenser).

External security shutter (polyester powder coated: RAL 9910 Satin White).

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Greater Manchester Police

Lloyds Pharmacy Adjacent 52, Bowland Road, Manchester, M23 1JX

Flat At, Black Boy Hotel, Bowland Road, Manchester, M23 1JX

83 Roundthorn Road, Manchester, M23 1EP

79 Roundthorn Road, Manchester, M23 1EP

77 Roundthorn Road, Manchester, M23 1EP

12 Marden Road, Manchester, M23 1JR

36 Hockley Road, Manchester, M23 1EG

28 Hockley Road, Manchester, M23 1EG

22 Hockley Road, Manchester, M23 1EG

18 Hockley Road, Manchester, M23 1EG

12 Hockley Road, Manchester, M23 1EG

50 Bowland Road, Manchester, M23 1JG

85 Roundthorn Road, Manchester, M23 1EP

63 Bowland Road, Manchester, M23 1LF

57 Bowland Road, Manchester, M23 1LF

5 Ackworth Drive, Manchester, M23 1LB

1 Ackworth Drive, Manchester, M23 1LB

34A Marden Road, Manchester, M23 1JR

Black Boy Hotel, Bowland Road, Manchester, M23 1JX

4 Romsey Gardens, Manchester, M23 1LG

2 Romsey Gardens, Manchester, M23 1LG

3 Romsey Gardens, Manchester, M23 1LG

1 Romsey Gardens, Manchester, M23 1LG

48 Bowland Road, Manchester, M23 1JG

6 Marden Road, Manchester, M23 1JR

87 Roundthorn Road, Manchester, M23 1EP

4 Marden Road, Manchester, M23 1JR

34 Marden Road, Manchester, M23 1JR

32 Marden Road, Manchester, M23 1JR

30 Marden Road, Manchester, M23 1JR

28 Marden Road, Manchester, M23 1JR

26 Marden Road, Manchester, M23 1JR

24 Marden Road, Manchester, M23 1JR

22 Marden Road, Manchester, M23 1JR

20 Marden Road, Manchester, M23 1JR

2 Marden Road, Manchester, M23 1JR

8 Marden Road, Manchester, M23 1JR

18 Marden Road, Manchester, M23 1JR

16 Marden Road, Manchester, M23 1JR

14 Marden Road, Manchester, M23 1JR

10 Marden Road, Manchester, M23 1JR

81 Roundthorn Road, Manchester, M23 1EP

8 Hockley Road, Manchester, M23 1EG

6 Hockley Road, Manchester, M23 1EG

4 Hockley Road, Manchester, M23 1EG

34 Hockley Road, Manchester, M23 1EG

32 Hockley Road, Manchester, M23 1EG

30 Hockley Road, Manchester, M23 1EG

26 Hockley Road, Manchester, M23 1EG
24 Hockley Road, Manchester, M23 1EG
20 Hockley Road, Manchester, M23 1EG
2 Hockley Road, Manchester, M23 1EG
16 Hockley Road, Manchester, M23 1EG
14 Hockley Road, Manchester, M23 1EG
10 Hockley Road, Manchester, M23 1EG
61 Bowland Road, Manchester, M23 1LF
59 Bowland Road, Manchester, M23 1LF
3 Ackworth Drive, Manchester, M23 1LB
77 Bowland Road, Manchester, M23 1LF
75 Bowland Road, Manchester, M23 1LF
73 Bowland Road, Manchester, M23 1LF
71 Bowland Road, Manchester, M23 1LF
69 Bowland Road, Manchester, M23 1LF
67 Bowland Road, Manchester, M23 1LF
65 Bowland Road, Manchester, M23 1LF

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