

Officer Report

Case Reference: PL/2026/0084
Location: 48-50 MARKET STREET, HEYWOOD, OL10 4LY
Proposal: Installation of an ATM machine to the front elevation
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE DESCRIPTION AND CONTEXT

The application relates to a Post Office located to the north of Market Street in Heywood Town Centre. The existing building is constructed of grey render to the first floor and a glass facade with shutters at ground floor.

PROPOSAL

The application seeks planning permission for the installation of an ATM into the front facade of the building.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

None relevant.

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Regional Guidance

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

G/S/1 Town Centres

S/3 Primary Shopping Areas

Adopted Rochdale Core Strategy (CS):

Policy DM1 – General Development Requirements

Policy E1 – Establishing Thriving Town, District and Local Centres

Policy P3 – Improving Design of new Development

Supplementary Planning Documents (SPD):

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: In accordance with the Council's Adopted Statement of Community Involvement, notification letters were sent to immediate neighbours.

ASSESSMENT

Character and Visual Amenity

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. In addition, paragraphs 133 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

The proposed ATM would appear as a relatively minor addition to the existing shopfront which would not appear significantly incongruous or out of character; given the site's location within Heywood Town Centre, one would expect to see such developments. The design of the ATM and surround comprises a standard of design which is typical of such an arrangement.

It is considered that the proposed development would not result in any undue harm to the appearance of the property and the street scene and therefore it is considered the proposed ATM would result in a satisfactory standard of design and visual appearance and the application accords with the relevant parts of Core Strategy policies DM1, P3 and the NPPF.

Amenity

Paragraph 130 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Policy G9 of the adopted Core Strategy seeks to reduce all forms of pollution on the borough by requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution. Policy DM1 seeks to mitigate against any impacts due to noise, air, dust, light and odour pollution.

The application site is located in Heywood Town Centre along the A58 which is a busy through road. Market Street serves a variety of uses such as takeaways and convenience stores; to the rear of the site a large B&M and a Morrisons. As such, the surrounding area – having regard to the location of the site – would be considered to be generally noisy in respect of ambient background noise.

The installation of the ATM in this instance is not considered to increase this ambient background noise to a significant degree that would be detrimental to the amenity of any neighbouring uses nearby. It is likely that noise would be emitted on button press, and also when dispensing cash, however this would generally only be audible if standing in close proximity to the ATM itself. Furthermore, this is unlikely to extend late into the night given that most of the businesses along the street will be closed to custom. Furthermore, it is likely that any use of the ATM would be relatively short lived and transient, with the public likely dispersing from the surrounding area shortly after use.

Therefore, it is not considered that the ATM would give rise to unacceptable acoustic impacts through noise emitted from the ATM itself and would not result in an unacceptable increase in comings and goings which would result in a noticeable increase in noise and disturbance above what is an already lively area. Any incidents of statutory nuisance would be investigated separately by the Council's Public Protection service.

In assessing the impacts of the light from the development, it is recognised that the area is reasonably well lit by virtue of the lighting columns set directly adjacent to the application site and therefore any additional impact of the lighting from the screen of the ATM would be minimal and would not appear significantly brighter than the street lighting.

Having regard to the above, the proposal is considered to accord with the relevant provisions of the NPPF and Core Strategy in relation to noise and amenity.

Highway Safety

Policy DM1 also requires an assessment into highway safety with applications required to demonstrate that they provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location. Paragraph 116 of the NPPF states that a development should not be refused on highway grounds unless, after mitigation, the impact of the development on the highway network would be severe.

Consultations have been undertaken with the Council's Highway Service, however at the time of writing this report, no response had been received. It is noted that parking restrictions are enforced along Market Street by the presence of double-yellow lines and that loading/unloading is prohibited during peak times. The location is within the town centre and aimed at passing foot-traffic. Having regard to the above, and Paragraph 116 of the NPPF, in the absence of any objection or representation from the Council's Highway Department, it is not considered that the proposed development would have a significant impact on highway safety. The proposal is therefore considered to accord with Policy DM1 of the Core Strategy.

Security

Policy P3 of the Core Strategy requires developments to ensure developments and spaces are safe to use and access. Paragraph 92 of the National Planning Policy Framework advises that planning decisions should result in safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion with paragraph 130 similarly echoing this consideration.

The application site is located towards the centre of Market Street and would therefore give those using the ATM sufficient outlook to monitor long range defensible space. Furthermore, it is acknowledged that Market Street benefits from a great deal of natural surveillance over short distances, particularly during the daytime. Whilst it is acknowledged that this natural surveillance would be somewhat less during the night, this is supplemented by the presence of CCTV within the immediate area – particularly, there is a high-level CCTV camera directly adjacent the application site which would cover the shopfront and ATM.

Greater Manchester Police's Design for Security were consulted on the proposal and raise no objection in principle. Comments were made in relation to submission of a Crime Prevention Plan, detailing measures to prevent the ATM being removed by force and CCTV installation. This, however, is considered disproportionate and unreasonable for the scale of the development and would therefore fail the 6 tests for imposition as outlined in the NPPG. Market Street is located directly within the town centre where one would expect to find ATMs similar to the proposed. CCTV is already provided along Market Street, including directly adjacent to the proposed installation site of the ATM.

Notwithstanding the above, it is considered prudent to include general guidance from GMP relating to security as an informative attached to the decision notice.

In light of the above it is considered that the proposal would satisfy the relevant parts of Core Strategy policy P3 and the NPPF.

RECOMMENDATION: Grant subject to conditions

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received.

SUMMARY OF CONSULTATION RESPONSES

Highways and Engineering

No response received.

GMP Design for Security

No objection. Recommends condition requiring submission of a crime prevention plan detailing:

- details of the provision of a CCTV camera and recording facility that continually monitors activity at the ATM
- details of the anchoring of the ATM and construction of the surrounding shopfront that will reduce the risk of the ATM being removed by force

PROCEDURAL STATEMENT

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 application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Approve with Conditions

Condition(s) (2)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission

Reason – To comply with Schedule 91 of the Town and Country Planning Act 1990 (as amended)

- 2 This permission relates to the following plans:-

- DWG No. 2519/PL/01 (Location Plan)
- DWG No. CNX-DRW-41258-REV-A (Proposed Elevations/Cross Sections)
- DWG No. 2519/PL/02 (Existing and Proposed Floor and Elevation Plans)

and the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework

Approval Reason(s) (1)

- 3 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Informatives (1)

4

The applicant is encouraged to consider the following standing advice from Greater Manchester Police:

- Lighting should be provided to the area around the proposed ATM to an adequate and uniform level, so as not to allow any areas of pooling/shadowing.
- Defensible space ground markings (e.g. 1m² painted area, change in surface texture, metal studs within paving etc.) should be employed and maintained at the front of the ATM to indicate that only one user at a time may enter the space.
- The proposed ATM should be protected by a closed circuit television system that should view the area and the users of the ATM, but not the ATM keypad itself.
- Replenishment of the ATM should be carried out from a secure area inside the host building / while the public are excluded from the building. A dedicated parking area should be provided for the cash-in-transit vehicle within the immediately vicinity of the ATM.
- The ATM itself must be securely anchored, alarmed and should include a banknote degradation system or similar.