

APPLICATION NUMBER: 22/01014/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01014/FUL	Catherine Fenghour	23 January 2023

Address: 2 Yorkshire Street Rochdale OL16 1EE

Proposal: Replacement of existing external ATM machine

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	n/a
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	n/a
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	Grant subject to conditions
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CHECKED AND SIGNED OFF BY: AT

DATE: 27.01.2023

SITE

The application site is the former Oldham Joint Stock Bank, which is now HSBC. Constructed in 1895, it was listed at grade II in 2015.

This neo-classical style bank is constructed of high quality ashlar and granite to the covered principal elevation and occupies a prominent location on the corner of Yorkshire Street and the Esplanade. It is representative of bank architecture of the period. In addition to being outwardly impressive it conveys a sense of reliability, confidence and security. Internally, the banking hall retains its high quality, decorative Art Nouveau rooflight. The Bank is listed for its architectural interest, materials, setting and group value with other adjacent locally listed banks.

The site lies within the Rochdale Town Centre Conservation Area and is close to a number of other listed buildings and non-designated heritage assets, including 3 to 5 Yorkshire Street (grade II) and the non-designated Barclays Bank, which occupies the opposite corner on Yorkshire Street.

The site is located within the Town Centre and a secondary shopping area. It is also within Flood Zone 3.

PROPOSAL

The proposal is for the replacement of the existing ATM. The plans have been amended during the lifetime of the application. The new ATM would now sit within the aperture of the existing ATM

RELEVANT PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) 1990

Section 66

National Planning Policy Framework (NPPF)

Chapter 8 – Promoting healthy and safe communities

Chapter 16 – Conserving and enhancing the Historic Environment

Adopted Rochdale Core Strategy (CS):

P2 – Protecting and enhancing character, landscape and heritage

P3 – Improving design of new development

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

RELEVANT SITE HISTORY

22/01019/LBC – pending consideration

Internal & external works, including: replacement of the existing external ATM machine and signage, replacement of existing internal self-service machines, associated making good and decoration

22/01015/ADV – pending consideration

Internally illuminated ATM sign

22/01004/LBC – pending consideration

Installation of 1no. externally mounted CCTV camera

22/01003/FUL – pending consideration

Installation of 1no. externally mounted CCTV camera

14/00717/FUL – approved – 8 September 2014

Replacement of existing external ATM with new model

06/D47105 – approved – 31 May 2006

Installation of ATM and alterations including installation of wider door opening

CONSULTATION RESPONSES

Conservation and Design

N/A

Joint Committee of National Amenity Societies

No comments received to date

GMP - Design for Security

The following measures are considered essential to secure the ATM, as well as protect its users/replenishers and it is recommended that they are conditioned as part of any approval:

- ☐ 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.

REPRESENTATIONS

None received

ANALYSIS

Principle of development

The application site lies within the defined urban area, where the principle of development is acceptable, subject to compliance with the relevant planning policies.

Public safety

NPPF paragraph 97 states that planning decisions should promote public safety and take into account wider security and defence requirements. This includes by anticipating and addressing possible malicious threats. Amongst other matters, NPPF paragraph 130f) states that planning decisions should ensure developments create places that are safe and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

At a local level, Rochdale CS policy P3 states that new developments should incorporate design measures that design out crime and ensure developments and spaces are safe to use and access.

GMP Secured by Design have provided comments on the application and made a number of recommendations, some of which fall outside of the remit of the planning system. As the proposal is for the replacement of the existing ATM, the impacts in terms of public safety would be similar.

It is also highlighted that there is a related application for the installation of a CCTV system (22/01003/FUL and 22/01004/LBC refer).

Flood Risk

The application site lies within flood zone 3, which is at higher risk of fluvial flooding. The proposed development is for a replacement ATM and does not propose any additional floor space or change of use. Given the nature of the proposal, a flood risk assessment is not considered necessary.

Heritage assets

The application building is a grade II listed building within the Rochdale Town Centre Conservation Area. An important aspect of the building's significance comes from its high quality, ornate, neoclassical frontage. It is also a prominent and important feature within this part of the Conservation Area, providing an attractive frontage onto both Yorkshire Street and The Esplanade.

In accordance with sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The Act also states that when considering any planning application that affects a conservation area a local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

NPPF paragraph 200 states that any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 202 states that *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'*.

The application has been revised during the lifetime of the application. It is now proposed that the new ATM would fit within the existing opening. As such, and subject to a condition, requiring making good of any damage, the proposal would have a neutral impact on the significance of the listed building and would preserve its special interest.

The proposal would not result in any harm to the significance of other nearby heritage assets, including the Conservation Area.

It would comply with the requirements of NPPF Chapter 16, Rochdale CS policy P2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION

Grant subject to the following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:
 - Site location plan, received on 25 July 2022
 - Site plan, received on 9 September 2022
 - 27637-067-PR01-PL1 Rev. B - Proposed ground floor plan, received on 20 January 2023
 - 27637-067-PR03-PL1 Rev. B - Proposed plans, elevations and sections, received on 20 January 2023and the development shall be carried out in complete 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.

3. Prior to commencement of development a detailed scheme for the removal of the existing ATM and the fitting of the new ATM shall be submitted to and approved in writing by the local planning authority. This approved scheme shall set out the measures to prevent any damage to historic fabric during the works and include details of making good works to the existing fabric.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Report Author Catherine Fenghour

