DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00043/FUL	Osian Perks	28 February 2019

Address: 5-6 Argyle Parade Heywood OL10 3RY

Proposal: Retention of Automated Teller Machine (ATM) to front elevation

PUBLICITY	**Weekly list expired?**	n	**Site notice expired?**	y
	Neighbour letters expired?	y	**Press Notice expired?**	n/a

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
	Neighbour comments received?	n

CONDITIONS	**Pre-commencement conditions proposed?**	No
	Pre-commencement conditions agreed (or notification period expired)?	NA

RECOMMENDATION	GRANT

CHECKED AND SIGNED OFF BY: DR **DATE: 11/03/2019**

SITE

This application relates to an existing ATM sited within a local centre within Heywood.

PROPOSAL

This application seeks permission for the retention of the ATM in its current location within the front elevation of an existing retail unit.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

n/a

CONSULTATION RESPONSES

Highways And Engineering - We have no objection to the retention of an ATM at this location.

Community Safety - No comments received to date

GMP - Design For Security - No comments received to date

REPRESENTATIONS

None received.

ANALYSIS

Visual amenity

Rochdale CS policy P3 (Improving Design for New Development) and CS policy DM1 (General Development Requirements) promote high quality design in accordance with the NPPF.

It is noted that the existing shop front does not benefit from any particular architectural merit, and includes large glazed openings to the frontage. It is considered that the addition of an ATM in this location does not unduly affect the appearance of the shop front or surrounding street scene adversely with regards to visual amenity and this element of the proposal therefore accords with Policies P3 and DM1 of the Core Strategy, saved UDP policy S/6 and the NPPF.

Residential amenity

Policy DM1 requires that applications do not affect the amenity of residents and also result in no undue pollution.

The ATM would be sited on the front elevation of a retail unit with neighbouring premises of mainly commercial nature within this local centre location. It is noted that the existing retail uses would generate pedestrian and traffic movements and whilst the ATM would introduce movements outside of the shop opening times, it is not considered that these would be of a level that would unduly impact on the amenity of neighbouring residents.

Highway Safety

Policy DM1 also requires an assessment into highway safety with applications required to demonstrate that the provide satisfactory vehicular access with adequate

parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.

To assess the impacts on highway safety, consultations have been undertaken with the Councils Highway Service. Through this consultation Highways have confirmed that that they have no objection. The ATM near to formalised parking and where drivers can stop and use the ATM.

Further to the above it is considered that the development would not result in any undue harm to highway safety.

RECOMMENDATION: Grant

Procedure Statement

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.

Notes for Applicant:

For the avoidance of doubt, this decision relates to the following plans:

- As-installed Plan and Elevation
- Pre-Existing Plan and Elevation
- Typical Fascia Elevations-5887
- Site Location Plan

Report Author Osian Perks