

APPLICATION NUMBER: 22/00702/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/00702/FUL	Rosalind Gralton	3 November 2022

Address: 75 York Street Heywood Rochdale OL10 4NR

Proposal: Installation of an ATM and associated signage (retrospective)

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	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

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

RECOMMENDATION	APPROVE SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: JCO DATE: 16/11/2022

SITE

The site relates to the front elevation of a convenience store at 75 York Street, Heywood.

PROPOSAL

Retrospective permission is sought for the Installation of an ATM and associated signage

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

P3 Improving design of new development

T2 Improving Accessibility

DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

22/00703/ADV - Internally illuminated ATM sign – Pending Consideration

CONSULTATION RESPONSES

GMP-Heywood And Middleton

No objections

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.

In summary, the application is supported subject to further consideration of the above matters.

An informative, informing the applicant of the above matters, has been attached to the decision notice.

REPRESENTATIONS

The application was advertised by way of neighbour notification. No responses were received.

ANALYSIS

Character and Appearance

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 126 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 130 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 installation of the proposed ATM is not considered to have significantly altered the appearance of the existing shop front. The development maintains the basic design of the property through infilling signage panels with the ATM. The proposals comprise a standard design which is prevalent across the borough and wider area, and although lacks any design merit, can be taken to be acceptable in this context.

It is considered that the proposed works 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.

In assessing this application it is noted that the proposals would place a source of noise and light within close proximity to the facing residential living properties on the southern side of York Street.

A number of other sources of noise, including both York Street and adjacent commercial premises which includes a MOT testing centre and a number of hot food takeaways, lie within close proximity to both the application site and surrounding residential dwellings. The ambient acoustic environment is therefore considered to be generally noisy.

Whilst it is acknowledged that the acoustic impacts of the development would mainly relate to the noise emitted upon button press, which would be an impulsive sound and therefore discernible above the prevailing acoustic environment, this would only be audible when within close proximity of the ATM and would nonetheless be occasional; likely being linked with custom associated with adjacent commercial uses which do not run beyond the later hours of the evening. It is further noted that the ATM is not positioned within close proximity to any drinking establishments, where inebriated users stood on the footway would otherwise be more likely to cause a disturbance.

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 column set directly opposite and the additional impact of the lighting from the screen of the ATM would therefore be minimal and would not appear significantly brighter than the street lighting.

In light of the above, the proposals are considered to accord with the requirements of the NPPF and Core Strategy in respect of pollution 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.

Consultations have been undertaken with the Council's Highway Service, who have confirmed that they have no objection, given the established use of the site as a shop, the installation of a ATM is not considered to give rise to any additional impacts above the existing use of the site which would contribute to an unacceptable risk to pedestrian and highway safety. The proposals therefore accord with the requirements of Policies DM1 and T2 of the Core Strategy and the NPPF.

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.

York Street benefits from a great deal of natural surveillance over short distances, particularly during the daytime, but also into the evening due to the existence of first floor residential flats and the residential living flats on the southern side of York Street, within the area. Further to this, it is noted that the shop is well-lit to the front and benefits from good CCTV coverage to York Street above the cash machine. Whilst no anti-ramming measures can be provided due to the narrow footpath width, the angle of the ATM to the highway, and the frequency of traffic on York Street would aid management of this, in addition to providing a short access to the shop for Cash in Transit personnel, which is to be managed from inside the shop.

Greater Manchester Police have made a number of recommendations which are either beyond the scope of the application, due to requiring works beyond the provided red edge, or are not relevant to the planning process. The recommendations of GMP are to be attached as an informative therefore.

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 the following conditions:

1 This permission relates to the following plans:-

- ② Location Plan
- ② 'As-Installed Plan and Elevation' Ref: T020851_AI
- ② 'Typical Fascia Elevations – 5887' Ref: NM-GA-F1-B

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.

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:

Informative:

Greater Manchester Police – Design for Security:

Greater Manchester Police consider that the following measures are essential to secure the ATM, as well as protect its users/replenishers and it is recommended that they are implemented:

- ② 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.
- ② 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.
- ② 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.
- ② 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.

- ⑦ The ATM itself must be securely anchored, alarmed and should include a banknote degradation system or similar.

Report Author Rosalind Galton