

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: PL/2026/0471

Applicant Mr Ben Train Kestrel Way Welwyn Garden City AL7 1GB	Agent Mr Ben Train Kestrel Way Welwyn Garden City AL7 1GA
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Part I - Particulars of Application

Proposal: Installation of ATM machine and associated works including externally mounted CCTV camera and quad light
Location: Land between 473 & 475, Oldham Road, Rochdale, OL16 4TD
Valid On: 19 June 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (2)**

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

- Location Plan. Drawing number: 01_4441_01A
- Existing Site Plan_ADV. Drawing number: 02_4441_02D
- Existing Plan_ADV. Drawing number: 02_4441_02E
- Existing Elevations_ADV. Drawing number: 03_4441_03C
- Proposed Plan_ADV. Drawing number: 02_4441_02F
- Proposed Elevations_ADV. Drawing number: 03_4441_03D

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,

the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 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.

Date of Decision: 11/08/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Your attention is drawn to the following (1)	
1	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.
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Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government, and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.