

Officer Report

Case Reference: PL/2026/0471
Location: Land between 473 & 475, Oldham Road, Rochdale, OL16 4TD
Proposal: Installation of ATM machine and associated works including externally mounted CCTV camera and quad light
Recommendation: Approve with Conditions
Officer: Majid Mir

SITE

The application relates to the retail unit to be used as a supermarket on the land between 473 and 475 Oldham Road. The retail unit is one of two adjoining units that were granted planning permission under planning application 23/00820/FUL.

The site is within the Oldham Road Local Centre and within the Defined Urban Area as defined by the UDP.

PROPOSAL

The application seeks planning permission for the installation of an ATM into the front elevation of the building. A separate application advertisement consent as been applied for through application PL/2026/0484.

The application also proposes associated work consisting of externally mounted CCTV camera and quad light.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

JP-Strat2 City Centre

JP-P1 Sustainable Places

JP-P4 New Retail and Leisure Uses in Town Centres

JP-J1 Supporting Long-Term Economic Growth

JP-S1 Sustainable Development

Adopted Rochdale Core Strategy (CS)

SD1 Delivering sustainable development

DM1 General Development Requirements

SO1 Delivering a more prosperous economy

E1 Establishing thriving town, district and local centres

E2 Increasing jobs and prosperity

SO3 Improving design, image and quality of place

P3 Improving design of new development

SO4 Promoting a greener environment

G9 Reducing the impact of pollution

SO5 Improving accessibility and delivering sustainable transport

T2 Improving Accessibility

Unitary Development Plan (UDP)

G/D/1 Defined Urban Area

G/S/1 Hierarchy and Role of Centres

S6 District Centre, Local Centres and Linear Commercial Areas

Supplementary Planning Documents (SPD)

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

22/00947/FUL - Erection of two commercial units (Class E) including associated access, plant area, car/cycle parking and landscaping. Decision: Withdrawn.

23/00820/FUL - Erection of two commercial units (Class E) including associated access, plant area, car/cycle parking and landscaping - Re-submission of 22/00947/FUL. Grant subject to conditions.

25/00725/DOC - Submission of details to comply with conditions 6 (cmp), 7 (drainage) and 8 (Phase 1 Desk Study & Coal Mining Risk Assessment) on planning permission 23/00820/FUL. Decision: Request completed.

OTH/2026/0161 - Submission of details to comply with conditions 3 (materials), 4 (hard landscaping), 5 (external lighting), 9 (construction of boundaries), 12 (architectural detailing), 14 (service management plan), 16 (highways) and 17 (cycle parking facilities) on planning permission 23/00820/FUL. Decision: Under consideration.

PL/2026/0441 - Application to install one non-illuminated freestanding sign. Decision: Grant subject to conditions.

PL/2026/0484 - Application for various signs including 2no. internally illuminated fascia signs, 2no. non-illuminated fascia signs, 1no. internally illuminated projecting sign and 2no. non-illuminated advertisement signs. Decision: Under consideration.

PL/2026/0414 - Installation of four electric vehicle charging stations and associated equipment. Decision: Grant subject to conditions.

96/D33310 - Erection Of Four Lighting Columns (Retrospective Application). Decision: Approve.

CONSULTATION RESPONSES

Highways and Engineering

We have no objection to this proposal. An ATM as part of this development is expected and will not change the traffic profile or operation we have previously considered at this location in any meaningful way.

GMP Design for Security

No response received.

PUBLICITY

Letters of notification were sent to neighbouring properties, and site notices were placed in the vicinity of the site. No responses have been received.

Character and Visual Amenity

The proposed ATM with associated works would appear as a relatively minor addition to the shopfront which would not appear significantly incongruous or out of character; given the building consists of two retail units and is located in a local centre, and it is expected to see such developments. The design of the ATM and the associated works are of 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 proposal 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, the PfE and the NPPF.

Security

GMP have not provided a response for the application. It is noted that the proposed ATM and associated works are similar to those found within the borough and around the country. The application site is located within a local centre and off a busy highway. There would be sufficient illumination from the proposed lighting, and the additional lighting on the retail units and lighting columns on the highway. Additionally, the proposal will include CCTV and there will be CCTV on the retail units and in the surrounding area. Furthermore, given the location, there would be sufficient outlook to monitor long range defensible spaces and natural surveillance over short distances, particularly during the daytime.

In light of the above, it is considered that the proposal would accord with policy P3 of the Core Strategy policy, relevant policies in the PfE and the NPPF.

Amenity

The application site is located in Oldham Road Local Centre along Oldham Road which is a busy through road. The ATM and associated works would front onto Oldham Road with residential properties directly in front. Nevertheless, considering the location of the site, it is considered that the addition of the ATM would not substantially increase the level of noise and nuisance above what would be expected within the area and not to a degree that would be detrimental to the amenity of any neighbouring uses nearby.

It is likely that noise would be emitted on button presses, 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 noted that the area is already reasonably well lit by virtue of the lighting columns adjacent to the application site, and from the commercial units. As such any additional impact of the lighting from the screen of the ATM and lighting 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 Core Strategy, PfE and NPPF in relation to noise and amenity.

Highway Safety

The highways department raised no objection to the proposal, noting that an ATM of such a development is expected and will not change the traffic profile or operation the highways department had previously considered at this location in any meaningful way.

The proposed ATM and associated works would be located between a pair of retail units which have provision for car parking. The units are also located within a local centre and just off the busy Oldham Road. As such, It is considered that the proposed development would not have a significant impact on highway safety. The proposal is therefore considered to accord with policy DM1 of the Core Strategy, relevant policies within the PfE and the NPPF.

Recommendation: Approve with 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.

Informatives (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/shadowi
 - Defensible space ground markings (e.g. 1m² painted area, change in surface texture, metal studs within paving etc.) should be employed and maintained the front of the ATM to indicate that only one user at a time may enter the sp
 - 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 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.