

APPEAL BY Cardtronics UK Ltd, trading as CASHZONE.

237 Wash Lane, Bury BL9 7DH

Contents

1. Appeal references.....	3
2. The appeal site and its location	3
3. Description of the proposal	3
4. Relevant planning history.....	5
5. Relevant policies, plans and strategies	7
6. The Council’s case	15

Appendices

Appendix 1 – Officer report

Appendix 2 – Street View Image capture from 2018 referred to officer report

1 Appeal References

- 1.1 Planning Inspectorate reference: APP/T4210/W/22/3310489
- 1.2 Local Authority reference: 68723

2 The Appeal Site and its Location

- 2.1 The application site is a convenience store on the corner of Wash Lane and Willow Street. Wash Lane is one of two main routes from Bury town centre to the Heap Bridge junction of the M66 and the application site is approximately 200 metres from it. The planning land use context of the area is residential.

3 Description of the Proposal

- 3.1 The application is for the retention of an existing automatic teller machine (ATM) using the through the wall (TTW) installation method. The ATM is on the south east elevation of the store immediately adjacent to the adopted highway facing Willow Street. There is an existing forecourt to the front elevation facing Wash Lane which is not adopted highway. The ATM has been installed in an existing window opening. The existing roller shutter as shown on the submitted plan is isolated in the open position. The submitted design and access statement states the purposed of the installation of the ATM is to provide a 24 hour banking facility for the local community and visitors to the area. There is no evidence on site or on the submitted plan of external security lighting or closed circuit television surveillance (CCTV) specifically for the ATM operation or a demarcated defensible space. A CCTV camera is installed on the corner of the building but historic street view

images would suggest it pre-dates the installation of the ATM and does not appear to be covering the ATM area.

4 Relevant Planning History

- 4.1 There are no previous applications that are relevant to the appeal

5 Relevant Policies, Plans and Strategies

- 5.1 With regard to the application that is subject to this current appeal, the decision to refuse planning permission was made in accordance with the National Planning Policy Framework, the adopted Bury Unitary Development Plan and Supplementary Planning Documents.

- 5.2 Adopted Unitary Development Plan policies:

EN1/5 – Crime Prevention

EN1/1 – Visual Amenity

EN1/8 – Shop Fronts

Supplementary Planning Document:

SPD3 – Planning Out Crime

6 The Council's Case

6.1 See the Officer Report at Appendix 1.

See the Street View image capture at Appendix 2.

Appendix 1
Officers Delegated Report

Appendix 2
Street View image capture from 2018 referred to in
the Officer Delegated Report



Bury Council
Business, Growth and Infrastructure
Development Management
3 Knowsley Place, Duke Street, Bury BL9 0EJ