

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131613/FO/2021

Date registered valid: 9 January 2022

Proposal: Creation of new mutli use games area with associated boundary treatment

Address: Co-Op Academy North Manchester , 300 Victoria Avenue East, Manchester, M9 7SS

Ward(s): Charlestown Ward

Applicant: CoOp Academy Trust Co-Op Academy North Manchester, 300 Victoria Avenue East, Manchester, M9 7SS

Agent (if any): Hltarth Parmar Ahr Building Consultancy Ltd 55 Princess Street, Manchester, M2 4EW

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 February 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 10 January 2022 Expired: 31 January 2022

Neighbour notifications

Printed: 10 January 2022 Expired: 31 January 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: NO

The planning application seeks consent for a proposed Multi Use Game Area (MUGA) at Coop Academy North Manchester.

The proposed works will be carried out to improve and upgrade the current space in the school. The proposal of the muga will ensure the upgrade of the space by creating better site conditions and improved facility for outdoor activities at school.

Description of area

Coop Academy is in the Blackley area of North Manchester. The building is situated adjacent to Victoria Avenue East. The school is in a residential area with its boundary stretching from Victoria Avenue East to Hinchley and Booth Hall Close. The boundary around the entire site approximately measures - 161760m2. The muga will be designed to match existing mugas in the school.

The muga will be used by members of the school in the weekdays during the school hours. The academy has provisions in place for public members to use other facilities on site during out of school hours.

The proposal will upgrade a portion of the existing area with a tarmac surface, which will allow members of the academy to utilise that space during different weather conditions.

The Proposed Tarmac Surface playing area will be 36.6 x 21.35 m with single and Double gates. The fence height is 2.7m high to prevent balls from going out of play area and to protect individuals outside the muga.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and no representations were received.

Environmental health were consulted and recommended a noise management plan, hours, lighting and contaminated land condition be attached to the application.

The Flood Team were consulted, and recommended drainage condition be attached to the consent to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system.

Greater Manchester Police were consulted, and no objection was received.

United utilities were consulted and requested a condition detailing sustainable surface water drainage scheme and a foul water drainage scheme should be provided. This condition has been request by the flood and an appropriate condition relating to the matters raised have been attached to the consent.

Sport England have confirmed they do not wish to raise an objection to this application.

Issues

Policy Context

The following local and national policies and documents are considered relevant in the determination of the application proposals.

National Planning Policy Framework (NPPF)

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

The Framework has been related to the proposed development, with particular emphasis given to the following:

Chapter 8: Promoting healthy and safe communities

Paragraph 91 states that planning decisions should aim to achieve healthy, inclusive and safe places which:

- a) Promote social interaction;
- b) Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;

Paragraph 92 discusses the importance of providing social, recreational and cultural facilities and services that communities need.

It is considered that the proposal would facilitate the use of sports facilities throughout the year and continue to enable their use by the local community. It is not considered that the development would harm residential amenity. Chapter 8 would therefore be positively responded to.

ii. Chapter 9: Promoting sustainable transport

Paragraph 108 states that in assessing applications for development, it should be ensured that:

- a) Appropriate opportunities to promote sustainable transport modes can be made dependent of the type of development and its location;
- b) Safe and suitable access to the site can be achieved for all users; and
- c) Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

The development would be used in connection with the existing school , which has cycle storage facilities and an travel plan in place for pupils The site is located adjacent to a bus route with frequent services. The proposed development would therefore be accessible by sustainable transportation options and chapter 9 would be positively responded to.

ii. Chapter 12: Achieving well-designed places

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 states that planning and decisions should ensure that developments:

- o Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- o Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- o Are sympathetic to local character;
- o Maintain a strong sense of place;
- o Create places that are safe, inclusive and accessible and which promote health and well-being and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

In this case, the development would involve changing the nature of the existing surface of the playing pitch with the incorporation of boundary treatment to the proposed MUGA. The proposed built form has been designed to be sympathetic to the wider school site and associated boundary treatments.

On this basis, it is considered that chapter 12 would be appropriately responded to.

National Planning Policy Guidance (NPPG)

The relevant sections of the NPPG are as follows:

Noise : states that 'Local planning authorities' should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

Design states that where appropriate the following should be considered:

- layout - the way in which buildings and spaces relate to each other
- form - the shape of buildings
- scale - the size of buildings
- detailing - the important smaller elements of building and spaces
- materials - what a building is made from

Travel Plans, Transport Assessments in decision taking states that applications can positively contribute to:

- encouraging sustainable travel;
- lessening traffic generation and its detrimental impacts;
- reducing carbon emissions and climate impacts;
- creating accessible, connected, inclusive communities;
- improving health outcomes and quality of life;
- improving road safety; and
- reducing the need for new development to increase existing road capacity or provide new roads.

These largely relate to detailed aspects of a planning submission which are addressed in the following section of the report; the conclusions of the necessary assessments is that the proposal accords with the general principles of the NPPG.

Manchester Core Strategy
Relevant policies include :-
Policy SP1
Policy DM1

Policy EN1
Policies EN 10, 11 and 12
Policy EN15
Policy EN18

Principle

The principle of the site being used for educational purposes has been established through a previous planning approval. The principle of constructing an all-weather multi-use games area hardcourt on the site of an underused area. Despite the proposed muga having a sole use for school purposes and do not allow visiting members of the public, it is considered to be acceptable on the basis. However, the potential impact of the proposal on the neighbouring properties must be assessed.

The proposed site is currently occupied by an existing underused grass area and has an approximate area of 5440m², the proposed works will have an approximate footprint of 935m². The improvements required will all be done within the unused area without impacting the surrounding areas. The muga will be designed to match existing mugas in the school resulting in no loss of land dedicated for sports use.

Visual Amenity

In visual terms the changes would primarily relate to the installation of the proposed Tarmac Surface playing area will be 36.6 x 21.35 m with single and Double gates and the fence height is 2.7m high to prevent balls from going out of play area and to protect individuals outside the muga.

The perimeter fencing would not be visible from within the street scene. The site lies within a predominantly residential area the positioning of the muga is as such that the it is surrounded by existing facility within the curtilage of the school, and the proposed fencing would match that used to form the existing perimeter boundaries to the school.

It is considered that the proposal would not adversely impact on visual amenity of the local residents on Capricorn Road situated approximately 150m away lying next to an existing sports facility. Therefore, the proposal would accord with policy DM1 of the Core Strategy.

Residential Amenity

The proposed multi use games area would be located within school sports pitch surrounded by existing sport pitch facilities. It is therefore considered that proposed development, would not cause any significant impact on amenity when compared to the pre-existing situation. Therefore, due to its position within the site and its presents within a sports facility setting and distance from residential dwellings. Therefore, it is not considered that there will be a significant increase in disturbance or any loss in the current privacy of the existing dwellinghouses. However, environmental health have requested a noise management plan to access the cumulative impact of the sports facilities. Furthermore, it is not considered that this proposal will cause any undue harm on the residential amenity currently enjoyed by the surrounding occupants, and would accord with policy DM1 of the Core Strategy.

Although reference is made to lighting in connection with the proposed MUGA , the scheme currently under consideration does not include any lighting proposals and its operation is in conjunction with school hours. It is therefore recommended a similar approach is taken to the proposed MUGA facility, and an appropriately worded condition attached to any approval.

Trees

No trees, bushes or shrubs being affected as a result of these proposals.

Flood risk / Drainage

Flood risk officers have confirmed that:

- o Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes is required.

- o Surface water drainage layout including discharge points, proposed attenuation and proposed overland flow routes for extreme events (up to a 1 in 100 year including 40% climate change allowance).

- o Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area.

- o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building; if the new development is proposed to connect to the existing drainage system on the site, then a model should be run ensuring that the increase in flows from the new development does not cause localised flooding throughout the existing wider drainage network.

- o Hydraulic calculations to support the drainage proposal.

- o Details of how the scheme shall be maintained and managed after completion.

Flood Risk Management officers have confirmed that that a pre-commencement condition would be required to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Contaminated Land

Environmental health officers have confirmed that in the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this. The post completion report shall also include waste transfer notes to demonstrate how the non hazardous waste and hazardous waste identified in the area of WS104 have been removed and disposed of. This is required to ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and

appropriate remedial action is taken in the interests of public safety. Pursuant to E19 of the Unitary Development Plan for the City of Manchester

Lighting

The planning agent has confirmed that approval is not sought for external lighting as part of this application and this would be subject to a further application if ever a need for external lighting provision was identified and progressed.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the agent in a positive and proactive manner by requesting further information and drawings relating to the scheme and appropriate conditions to the approval have also been attached.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

PL-003, PI-004, PL-005 and the Design and Access Statement, stamped as received on the 9 September 2021 and PL-004 and PL-002, stamped on the 20 December 2021, CU-DRG-52-

1000 A, CU-DRG-52-1002 C3, CU-DRG-52-1002 C1, CU-DRG-52-10026-D, and CU-DRG-52-1027-C4, stamped as received on the 5 January 2022 and the United Utility Map, The Geo Environmental Site Investigation Report by LK Group, stamped as received on the 5 January 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to commencement of any sporting activities a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council as local planning authority. The NMP shall include an assessment of noise from all activities associated with the use and impact on nearby residential properties together with a schedule of hours of use. The approved document shall be implemented as part of the use and thereafter be retained.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

4) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this. The post completion report shall also include waste transfer notes to demonstrate how the non hazardous waste and hazardous waste identified in the area of WS104 have been removed and disposed of.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to E19 of the Unitary Development Plan for the City of Manchester

5) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details.

The scheme shall also include:

- o Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes is required.

- o Surface water drainage layout including discharge points, proposed attenuation and proposed overland flow routes for extreme events (up to a 1 in 100 year including 40% climate change allowance).

- o Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a

50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area.

o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building; if the new development is proposed to connect to the existing drainage system on the site, then a model should be run ensuring that the increase in flows from the new development does not cause localised flooding throughout the existing wider drainage network.

o Hydraulic calculations to support the drainage proposal.

o Details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

) The multi use games area hereby approved, shall not operate outside of the following hours:

Monday to Friday 7:30am - 5pm

Reason - In the interests of residential amenity, pursuant to policy DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Geological Unit
Sport England

Co-op Academy North Manchester, Charlestown Road, Manchester, M9 7SS

18 Northland Road, Manchester, M9 7AG

51 Booth Hall Road, Manchester, M9 7BJ

28 Northland Road, Manchester, M9 7AG

55 Northwold Drive, Manchester, M9 7HY

51 Capricorn Road, Manchester, M9 7JA

11 Wanstead Avenue, Manchester, M9 7BU

5 Wanstead Avenue, Manchester, M9 7BU

3 Wanstead Avenue, Manchester, M9 7BU

77 Booth Hall Road, Manchester, M9 7BJ

49 Booth Hall Road, Manchester, M9 7BJ

57 Northwold Drive, Manchester, M9 7HY

53 Northwold Drive, Manchester, M9 7HY

49 Northwold Drive, Manchester, M9 7HY

55 Capricorn Road, Manchester, M9 7JA

49 Capricorn Road, Manchester, M9 7JA

47 Capricorn Road, Manchester, M9 7JA

45 Capricorn Road, Manchester, M9 7JA

43 Capricorn Road, Manchester, M9 7JA

41 Capricorn Road, Manchester, M9 7JA

39 Capricorn Road, Manchester, M9 7JA

37 Capricorn Road, Manchester, M9 7JA

33 Capricorn Road, Manchester, M9 7JA

30 Capricorn Road, Manchester, M9 7JA

29 Capricorn Road, Manchester, M9 7JA

28 Capricorn Road, Manchester, M9 7JA

27 Capricorn Road, Manchester, M9 7JA

26 Capricorn Road, Manchester, M9 7JA

25 Capricorn Road, Manchester, M9 7JA

24 Capricorn Road, Manchester, M9 7JA

22 Capricorn Road, Manchester, M9 7JA

20 Capricorn Road, Manchester, M9 7JA

18 Capricorn Road, Manchester, M9 7JA

16 Capricorn Road, Manchester, M9 7JA

Charlestown Community Primary School Nursery, Booth Hall Road, Manchester, M9 2BX

Charlestown Community Primary School, Pilkington Road, Manchester, M9 7BX

53 Capricorn Road, Manchester, M9 7JA

35 Capricorn Road, Manchester, M9 7JA

21 Wanstead Avenue, Manchester, M9 7BU

61 Booth Hall Road, Manchester, M9 7BJ

55 Booth Hall Road, Manchester, M9 7BJ

30 Northland Road, Manchester, M9 7AG

24 Northland Road, Manchester, M9 7AG

16 Northland Road, Manchester, M9 7AG

12 Northland Road, Manchester, M9 7AG

59 Northwold Drive, Manchester, M9 7HY
51 Northwold Drive, Manchester, M9 7HY
31 Capricorn Road, Manchester, M9 7JA
23 Wanstead Avenue, Manchester, M9 7BU
19 Wanstead Avenue, Manchester, M9 7BU
17 Wanstead Avenue, Manchester, M9 7BU
13 Wanstead Avenue, Manchester, M9 7BU
9 Wanstead Avenue, Manchester, M9 7BU
7 Wanstead Avenue, Manchester, M9 7BU
1 Wanstead Avenue, Manchester, M9 7BU
79 Booth Hall Road, Manchester, M9 7BJ
75 Booth Hall Road, Manchester, M9 7BJ
73 Booth Hall Road, Manchester, M9 7BJ
71 Booth Hall Road, Manchester, M9 7BJ
69 Booth Hall Road, Manchester, M9 7BJ
67 Booth Hall Road, Manchester, M9 7BJ
65 Booth Hall Road, Manchester, M9 7BJ
63 Booth Hall Road, Manchester, M9 7BJ
59 Booth Hall Road, Manchester, M9 7BJ
57 Booth Hall Road, Manchester, M9 7BJ
53 Booth Hall Road, Manchester, M9 7BJ
10 Northland Road, Manchester, M9 7AG
8 Northland Road, Manchester, M9 7AG
6 Northland Road, Manchester, M9 7AG
40 Northland Road, Manchester, M9 7AG
4 Northland Road, Manchester, M9 7AG
38 Northland Road, Manchester, M9 7AG
36 Northland Road, Manchester, M9 7AG
34 Northland Road, Manchester, M9 7AG
32 Northland Road, Manchester, M9 7AG
26 Northland Road, Manchester, M9 7AG
22 Northland Road, Manchester, M9 7AG
20 Northland Road, Manchester, M9 7AG
2 Northland Road, Manchester, M9 7AG
14 Northland Road, Manchester, M9 7AG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1