

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132377/FO/2021

Date registered valid: 7 January 2022

Proposal: Erection of a single storey extension to form additional educational accommodation and associated hardstanding

Address: St Chads Rc Primary School , Balmfield Street, Manchester, M8 0SP

Ward(s): Cheetham Ward

Applicant: The Board Of Governors St Chads Rc Primary School Balmfield Street, Manchester, M8 0SP

Agent (if any): Tian Isidore Bradbury Consulting St Chads Rc Primary School, Balmfie, 59 Wilmslow Road, Handforth, SK9 3EN

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 February 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 31 January 2022

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:

Tree Preservation Order:

Description of area

The application site relates to St Chads Rc Primary School within the Cheetham ward of north Manchester. The application property is a flat roof, brick property with white uPVC fascias which has had numerous extensions over the years. The school is accessible through a weldmesh fence along Balmfield Road and a small connecting car park is located between the entrance and the school building itself. Residential properties lie to the north of the school, Cheetham Hill Road lies to the east, Cheetham Hill Retail Park sits to the south and further residential properties are located to the west of the site.

The site for development is located to the east of the site and is located to the back of the school from the entrance. Part of the site is located within the school playing fields to the east of the site, close to Cheetham Hill Road. The site for development consists of paving around the existing property and grass. Boundary treatment to the rear of the school, closest to the proposal consists of a high weldmesh fence and trees.

Description of development

The submitted application seeks planning permission for the erection of a single storey extension to form additional educational accommodation and associated hardstanding. The rear

extension would have approximate dimensions of Height: 2.92 (to the eaves)/ 3.4 (at the highest point) x Length: 7 x Width: 7.34 metres. It would create a new community/ multipurpose room for the school to be used by pupils, parents, staff and school visitors for meetings / small teaching groups etc.

The extension would adjoin the side boundary with the Year 2 classroom and would be accessible through the LRC and the staff room. The rear extension would align to the existing rear building line along this section of the school and would be positioned approximately 29.3 metres from the rear boundary line adjoining Cheetham Hill Road and 32 metres from the southern boundary line.

The extension would have a flat roof and would include the insertion of 2 windows within the side elevation and a new door would be positioned centrally within 2 windows within the rear elevation.

Hardstanding would surround the proposal to continue the concrete flags already in place to the rear of the school.

Materials to be used, to match existing, include brown brick external masonry walls, grey felt flat roof covering, white uPVC double glazed windows and white aluminium external doors and concrete flags.

Planning history

116148/FO/2017- Retention of a portacabin classroom on the school site for a further period of 5 years.

Approved 22 June 2017.

108247/FO/2015/N1- Retention of existing temporary classroom for a further period of two years.

Approved 13 May 2015.

102020/FO/2013/N1- Retention of temporary portacabin classroom.

Approved 7 June 2013.

Further planning history exists for the site prior to 2012.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Flood Risk Management Team

Based on the provided evidence, The Flood Risk team recommend no drainage condition for this application. However, the drainage of the site can be approved and the team suggested the following informative to be included within the Decision Notice. The applicant should design and construct drainage system 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.

Environmental Health

Environmental Health asked that the following was placed on any approval granted.

Demolition/ construction hours:

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

External plant/equipment/servicing

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

* Only required if the extension includes any equipment for ventilation or air intake / extract etc

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

*I have reviewed the Brownfield Solutions assessment dated January 2022 and I can accept the gas protections proposals and the recommended gas protection membrane details submitted with the application.

Informative- CLAND Watching Brief

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

GM Police

GM Police asked the following points were considered through the proposal.

- The new external fittings (i.e. shutters, windows or doors, cycle storage) should be certified to Secured by Design standards.

- All aspects of the proposed extension, particularly doorways should be illuminated with dusk til dawn lighting.

- Coverage for any CCTV systems and alarms will need to be reviewed to check all areas of the development are covered.

As this proposal is for a small extension only, the above would be placed as an informative on any approval granted.

Highway Services

Highways provided the following comments. Given the size of the development (net additional gross internal floor area of 44 square metres) with no increase to staff numbers, it is assumed that pupil numbers are not expected to increase significantly and this should be verified by the applicant. If this is the case then we would have no concerns arising from an increased number of vehicle trips or increased drop-off/pick-up activity.

The existing parking and vehicle access arrangements from Balmfield Street remain unchanged and this is acceptable to Highways.

There is no amendment to the existing waste storage and collection arrangements which take place from Balmfield Street.

A Construction Management Plan should be provided by the applicant prior to any construction works beginning. The Construction Management Plan should detail the phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routing both within the site and on the adjacent highway. The document should also consider ongoing construction works and contractor parking in the locality.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

The Coal Authority

The Coal Authority were consulted, however they responded stating that the above planning application had been sent incorrectly for consultation, as the application site does not fall within the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted. In accordance with the agreed approach to assessing coal mining risks as part of the development management process, if this proposal is granted planning permission, it will be necessary to include The Coal Authority's Standing Advice within the Decision Notice as an informative note to the applicant in the interests of public health and safety.

Sports England

Although not formally consulted, Sports England were asked to provide comments on the proposal, since the new paving around the extension would be placed on the Playing Fields. Sports England responded and said that the playing field did not fall within the definition of a playing field. From an advisory point, Sports England were happy as long as the footpaths go around the perimeter of the playing fields and do not affect pitches or bisect playing fields.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

The submitted development application is for the erection of a single storey extension to form additional educational accommodation and associated hardstanding. This is considered acceptable in principle to support the school's growth and widening role within the community. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Visual /Residential Amenity

As stated above, the extension would be positioned as to adjoin the side boundary with the Year 2 classroom and would be accessible through the LRC and the staff room. The rear extension would align to the existing rear building line along this section of the school and would be positioned approximately 29.3 metres from the rear boundary line adjoining Cheetham Hill Road and 32 metres from the southern boundary line. Due to its position to the rear of the school it would not have any impact in terms of residential amenity nor would produce any overlooking, loss of light, overshadowing or privacy implications.

The extension would reduce the amount of playing field available to the school, however as the extension only extends 7 metres, only a small proportion of the Playing Fields would be taken up by the development. As such, the pupils at the school would still benefit from a large amount of outdoor space. There would therefore be no impact on these recreational spaces.

The extension would include the insertion of 2 windows within the side elevation and a new door positioned centrally within 2 windows within the rear elevation. These would look over the school grounds and a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

Design and Appearance

The proposed rear extension has been designed sympathetically to relate to the existing property. The extension would be made of materials to match the existing school. A condition to that effect would be attached to any consent granted. Therefore, the design of the extension would not adversely affect the appearance of the existing dwelling.

In terms of the siting and form, the proposal is considered to add a small addition and given the large amenity space surrounding the school, the proposal is considered appropriate, pursuant to Policy DM1 of the Core Strategy.

Additional students

During consultation, Highways assumed that the pupil numbers were not expected to increase significantly and asked for this to be verified. On 19 January 2022 the agent confirmed there would be no additional pupils, but the extension would be used by pupils, parents, staff and school visitors. Highways accepted this on 2 February 2022 and recommended continual monitoring and management of parking demands, this is in order to ensure there is no adverse impact generated on the highway network.

External plant/ equipment/ servicing

Environmental Health requested that an acoustic condition was placed on any approval granted, if the extension includes any equipment for ventilation or air intake / extract etc. On 28 January 2022 over email, the agent confirmed that an externally mounted ancillary plant is not required for this scheme and therefore it would be removed from any approval granted.

Gas membrane

Environmental Health asked that a gas membrane was placed on any approval granted. Environmental Health stated that the Brownfield Solutions assessment dated January 2022 was acceptable to satisfy the condition.

Construction Management Plan

Highways requested that a construction management plan be placed on any approval granted. The agent provided details for a construction management plan and on 7 February 2022 over email, Highways confirmed that the information was acceptable.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the school. The proposal is considered acceptable and complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

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 applicant in a positive and proactive manner by requesting further information relating to the scheme.

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:

- Application for Planning Permission, stamped as received by the City Council as Local Planning Authority on 2 December 2021.
- Drawing- Proposed- Floor Plan, numbered PL04, stamped as received by the City Council as Local Planning Authority on 2 December 2021.
- Drawing- Existing and Proposed- Elevations, numbered PL05, stamped as received by the City Council as Local Planning Authority on 2 December 2021.
- Drawing- Location Plan, numbered PL00, stamped as received by the City Council as Local Planning Authority on 7 January 2022.
- Drawing- Proposed- Site Plan, numbered PL02A, stamped as received by the City Council as Local Planning Authority on 2 February 2022.

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

3) The materials used to construct the external elevations of the extension and hardstanding hereby approved shall match the existing, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the school and surrounding area, pursuant to policy DM1 of the Manchester Core Strategy.

4) The development hereby approved shall be carried out in accordance with Brownfield Solutions Phase 1 Geo-Environmental Assessment Report and Visqueen Gas Barriers, stamped as received by the City Council as Local Planning Authority on 7 January 2022, in relation to the installation of a proprietary gas membrane. The development shall be implemented in accordance with the approved details.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Manchester Core Strategy (2012).

5) The development hereby approved shall be carried out in accordance with Site Set Up Plan, numbered PL06A and Bradbury Consulting Ltd Construction Management Plan, stamped as

received by the City Council as Local Planning Authority on 2 February 2022, in relation to the Construction Management Plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

Informatives

1) The applicant should design and construct drainage system 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.

2) The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

3) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

4) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

5) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

6) The new external fittings (i.e. shutters, windows or doors, cycle storage) should be certified to Secured by Design standards. All aspects of the proposed extension, particularly doorways should be illuminated with dusk til dawn lighting. Coverage for any CCTV systems and alarms will need to be reviewed to check all areas of the development are covered.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
The Coal Authority

Unit B1, Cheetham Hill Retail Park, Elizabeth Street, Manchester, M8 8BB
 B&m, Unit B2 To B3, Elizabeth Street, Manchester, M8 8BB
 Currys PC World, Unit C, Cheetham Hill Retail Park, Elizabeth Street, Manchester, M8 8BB
 Cohens Chemist, 244 Cheetham Hill Road, Manchester, M8 8AU
 1N Queens Road, Manchester, M8 8UQ
 1M Queens Road, Manchester, M8 8UQ
 1J Queens Road, Manchester, M8 8UQ
 1H Queens Road, Manchester, M8 8UQ
 6 Faraday Avenue, Manchester, M8 0SR
 Eden Boys Leadership Academy Manchester, 12A Larch Gardens, Manchester, M8 8BJ
 283 - 285 Cheetham Hill Road, Manchester, M8 0SN
 Unit 36, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 Cheetham Hill Medical Centre, 244 Cheetham Hill Road, Manchester, M8 8AU
 1P Queens Road, Manchester, M8 8UQ
 1K Queens Road, Manchester, M8 8UQ
 1G Queens Road, Manchester, M8 8UQ
 5 Queens Road, Manchester, M8 8UQ
 2 Faraday Avenue, Manchester, M8 0SR
 1 Lytton Avenue, Manchester, M8 0SQ
 7 Queens Road, Manchester, M8 8UQ
 3 Queens Road, Manchester, M8 8UQ
 23 Queens Road, Manchester, M8 8UQ
 21 Queens Road, Manchester, M8 8UQ
 19 Queens Road, Manchester, M8 8UQ
 17 Queens Road, Manchester, M8 8UQ
 1 Queens Road, Manchester, M8 8UQ
 1 Galsworthy Avenue, Manchester, M8 0SU
 2 Galsworthy Avenue, Manchester, M8 0ST
 1 Faraday Avenue, Manchester, M8 0SS
 4 Faraday Avenue, Manchester, M8 0SR
 2 Lytton Avenue, Manchester, M8 0SQ
 6 Balmfield Street, Manchester, M8 0SP

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
 Historic Landfill Site 250m Buffer -
 Historic Landfill Site 250m Buffer -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Middle) -
 Susceptible to Surf Water Flood (Middle) -
 Susceptible to Surf Water Flood (Middle) -
 Area Team Boundary - Name: NORTH1

