

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132992/FO/2022

Date registered valid: 21 February 2022

Proposal: Retention of a Portacabin building to be used as 2 classrooms for a temporary period of 5 years.

Address: St Pauls Rc High School , Firbank Road, Manchester, Manchester, M23 2YS

Ward(s): Baguley Ward

Applicant: Mr Alex Hren St Pauls Rc High School , Firbank Road, Manchester, M23 2YS

Agent (if any): Mr Allan Nuttall AHR 5th Floor, 55 Princess Street, Manchester, M2 4EW

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28.04.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 24.03.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 24.03.2022 Expired: 14.04.2022

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 Pauls Roman Catholic High School located on Firbank Road, in a predominately residential area of Baulley South Manchester. Additionally, Piper Hill School is adjacent to the application site.

Description of development

The application seeks consent for the retention of a portacabin building to be utilised as 2 classrooms for a temporary period of 5 years. There is an existing portacabin that is used as 2 modular classrooms located on this site and this application is for the retention of such temporary teaching building.

Planning History

CITY COUNCIL DEVELOPMENT Redevelopment of school site to form replacement school buildings for St Pauls RC High School and Piper Hill School, involving buildings of three, two and one storey in height, partial demolition and refurbishment, car parking, landscaping, sports facilities and minor works to St Peters Primary School. APPROVED 20.02.2007

CITY COUNCIL DEVELOPMENT Elevational revisions to planning approval for St Pauls and Piper Hill Schools. APPROVED. 22.07.2009

Retrospective non-material amendment to planning permission ref 081378/VO/2006/S2 to utilise existing site entrance. APPROVED 20.12.2010

Installation of a temporary modular classroom for a period 2 years including the re-location of existing cycle shelter. APPROVED 10.07.2020

Consultations & Notification Responses

Site notice was produced and presented on the application site.

Policy

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. 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 Development Plan

Manchester's Core Strategy Development Plan Document now forms part of the development plan for Manchester and its policies provide the basis for planning decisions in the City. The Core Strategy replaces a large number of policies in the Unitary Development Plan; however, some of the UDP policies will remain extant until they are superseded by policies in a future Development Plan Document.

Policy SP1 – sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment. The proposal will contribute to maintaining the area as a neighbourhood of choice by allowing the school to accommodate a spike in the number of children presenting for admission at secondary level.

Policy DM1 (Development Management) covers issues which need consideration including:
Appropriate siting, layout, scale, form, massing, materials and details
Effects on amenity
Accessibility

Vehicular access and car parking

Issues

Principle

The application is for the retention of a portacabin building to be utilised as 2 classrooms for a temporary period of 5 years, with associated ramp access. Previous consent was granted in the same location for a temporary modular classroom for a period of 2 years ref. 126942/FO/2020. The proposed portacabin measures 15.3 metres in width and 9.6 metres in depth with an overall height of 3.5 metres with a flat roof. The amount of new floorspace to be created compromises approx. 169 sq metres, single storey.

Design, Scale and Appearance

Surrounding buildings within the St Paul's curtilage are a range of styles, ages and materials and vary in height. The proposed modular building is a standard functional design and is considered acceptable for this form of educational building. The materials proposed comprise grey Plastisol coated walls, dark grey Plastisol coated steel finished roof, powder coated doors and white powder coated aluminium windows.

Siting and Layout

The single-storey modular building would provide two additional classrooms, two small store rooms, a cloak room and larger foyer area. The proposal would be sited in the same position, scale, design and sitting as previous modular buildings located within the curtilage on the High School (126942/FO/2020) which was approved on a temporary 2-year consent approval. The proposal is situated to the side of the main school building on the Firbank Road elevation, the modular classrooms are central within St Pauls High School curtilage, set back from the main building and in front of the MUGA activity space. The modular classrooms would not be readily visible within the street scene. Additionally, no changes are proposed to the access to the buildings with all existing routes being maintained.

Residential Amenity

The development is a single storey building located within the existing school site with the building operating in conjunction with the existing school and located significant distance from the nearest residential accommodation. It is considered that there would be no problems of overlooking, overshadowing or noise issues, therefore pursuant to policies DM1 and SP1 of the Core Strategy. A removal and reinstatement condition is required, as the portacabin is not suitable for permanent siting, due to the stated temporary nature of the installation.

Disabled Access

The modular classrooms location close to the main school building are easily accessible with the accessible ramps will be retained.

Conclusion

It is considered that it has been appropriately sited to have minimal impact on the amenities of neighbouring residents. It is not considered appropriate to grant a permanent consent, in the interest of a more permanent solution, and to avoid the retention of a sub-standard building, it is considered appropriate to grant consent for a five-year period, pursuant to policies SP1 and DM1.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

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

- 1) The permission hereby granted is for a limited period only, expiring on 28th April 2027; and the buildings, works and use compromising the development for which permission is hereby granted are required to be respectively removed and discontinued. The development hereby permitted and other associated structures shall be removed from the site as shown on Drawing no. 90.001 by 28th April 2027.

Reason- As the development is for a temporary period and to ensure that the land is left in appropriately condition on cessation of the temporary use pursuant to Policy DM1 of the Core Strategy and to accord with the Development Plan Policy.

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

-Drawings- 20.001- Modular Building Plans and Elevations Stamped as received by the City Council, as the Local Planning Authority on 21 February 2022

-Drawings- 98.001- OS Plan Stamped as received by the City Council, as the Local Planning Authority on 21 February 2022

-Drawings- 90.001- Site Plan Stamped as received by the City Council, as the Local Planning Authority on 21 February 2022

-Drawings- 98.002- Block Plan Areas of Works Stamped as received by the City Council, as the Local Planning Authority on 21 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 Core Strategy.

- 3) The materials to be used on the external surfaces of the modular classrooms hereby permitted shall be implemented in accordance with the following documents and drawings:

Application for Planning Permission form, Stamped as received by the City Council, as the Local Planning Authority on 21 February 2022

-Drawings- 20.001- Modular Building Plans and Elevations Stamped as received by the City Council, as the Local Planning Authority on 21 February 2022

Reason- To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

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 Zone - All Exceeding 15M

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 45M

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)

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) -

Area Team Boundary - Name: SOUTH