

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132237/FO/2021

Date registered valid: 16 November 2021

Proposal: Erection of single storey extension to form new corridor, together with alterations to existing path and installation of fence

Address: St Clares Rc Primary School , Victoria Avenue, Blackley, Manchester, M9 0RR

Ward(s): Higher Blackley Ward

Applicant: St. Clares RC Primary School Victoria Avenue, Manchester, M9 0RR

Agent (if any): Jill Sullivan Lancaster Maloney Ltd Unit 6 Rhino Court, Station View, Rhino Court , Stockport, SK7 5ER

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

Recommendation: Approve

Date of recommendation: 4 January 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 18 November 2021

Expired: 9 December 2021

Neighbour notifications

Printed: 18 November 2021

Expired: 9 December 2021

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

Description of Site/Area

The application site relates to a primary school consisting of two, two storey buildings. The main school building is a traditional design and fronts Victoria Avenue, set back significantly from the highway with a hard standing playground to the front. The second building lies behind the main building and has vehicular access from Howden Road. There is a part grassed part hard standing play area to the rear between the two buildings and a number of trees screen the boundary between the surrounding residential properties and this area.

The surrounding area is largely residential to the south, east and north of the site and a church lies adjacent to the west of the site.

Description of Development

Erection of single storey extension to form new corridor, together with alterations to existing path and installation of fence

Consultations & Notification Responses

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

The Highways team were consulted and raised no objection to the proposal and requested a construction management plan condition be attached to the consent.

Environmental health had no comments to make regarding the proposal.

The Flood Team requested a sustainable drainage scheme be incorporated into the proposal and a condition has been attached to the consent.

Issues

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

National Planning Policy Framework

Chapter 8: Promoting healthy and safe communities

Chapter 9 : Promoting sustainable transport

Chapter 12 -Achieving well-designed places

National Planning Policy Guidance (NPPG)

The relevant sections of the NPPG are Noise and Design.

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

Policy SP1 - Spatial Principles

Policy DM1 - Development Management

Principle

The principle of the erection of single storey extension to form a new corridor with associated works is acceptable. However, the potential impact of the proposal on the neighbouring properties must be assessed.

Visual Amenity

It is acknowledged that the installation of a single storey extension on the north west elevation of the building is not readily visible from Howden Road as the location of the extension on the host building is positioned at the head of the access road away from residential dwelling houses on Howden Road. The fencing incorporated into the proposal is considered to be acceptable and the flagged entrance is predominantly flat with the exception of the return elevation that has an entrance door.

Due to the size and positioning on the building and the location of the extension. It is considered that the proposed extension would not adversely impact on visual amenity of the local residents and would accord with policy DM1 of the Core Strategy.

Residential Amenity

The extension creates a fully enclosed corridor sufficient distance from residential dwelling houses. Therefore, it is considered that the proposed single storey extension would not adversely impact on the amenity enjoyed by residents within the surrounding area.

Disabled Access

The gradient of the ramp is 1.13 which is considered to be acceptable.

Given the position of the extension there are no highways issues relating to the proposal. However, to effectively maintain the current arrangements relating to impact on traffic visiting the site a construction management plan has been added to the consent by the means of the condition.

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 the local planning authority had no issues to raise with the applicant/agent, but have attached appropriate conditions to the approval.

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:

01, 03, 04, and 06, stamped as received on the 16 November 2021.

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) Notwithstanding details received, prior to any above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to the commencement of any development a Construction Management Plan should be submitted to and approved in writing by the City Council as local planning authority.

The development shall be implemented in accordance with the agreed Construction Management Plan and shall include:

- o The routing of construction traffic;
- o Detail the quantification/classification of vehicular activity associated with the construction including commentary on types and frequency of vehicular demands together with evidence (appropriate swept-path assessment);
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site for all construction traffic, staff vehicles and Heavy Goods Vehicles;
- o Identify measures to control dust (based on British Standard 5228) and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o Specify the working hours for the site;

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

Infomative

The applicant should design and construct a 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

9 Ardcombe Avenue, Manchester, M9 0SR
7 Ardcombe Avenue, Manchester, M9 0SR
188 Victoria Avenue, Blackley, Manchester, M9 0RR
St Clares School Bungalow, 64 Howden Road, Manchester, M9 0RQ
St Clares Friary, Victoria Avenue, Blackley, Manchester, M9 0LR
62 Howden Road, Manchester, M9 0RQ
59 Howden Road, Manchester, M9 0RQ
6 Garbrook Avenue, Manchester, M9 0SS
4 Garbrook Avenue, Manchester, M9 0SS
2 Garbrook Avenue, Manchester, M9 0SS
St Clares Catholic Mens Club, Howden Road, Manchester, M9 0RQ

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
Area Team Boundary - Name: NORTH1