

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0225

Date registered valid: 19 March 2021

Proposal: Discharge of condition 4 (drainage) and 5 (drainage maintenance) from planning approval reference 126199/FO/2020

Address: Withington Girls School , 100 Wellington Road, Old Moat, Manchester, M14 6BL

Ward(s): Old Moat Ward

Applicant: Mrs S Senn, Withington Girls School, 100 Wellington Road, Manchester, M14 6BL

Agent (if any): Mr Alistair Baines Cassidy + Ashton Group Ltd. 7 East Cliff, Preston, PR1 3JE

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 October 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: Not required

Standard consultations: Printed: 23 March 2021 Expired: 13 April 2021

Neighbour notifications: No neighbour notifications have been printed and sent.

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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a medium sized secondary school for girls, consisting of a mixture of single, two and three storey buildings, built over a period of many years, with sports pitches and playgrounds/landscaping. The latest addition was a two storey extension to the sports hall along with additional car parking approved in 2017.

Description of area

The school site is bounded by Wellington Road, Victoria Road and the rear of housing on Leighbrook Road and Brocklebank Road, in a predominantly residential area of Withington, close to Fallowfield and Withington District Centres.

Description of development

Last year the school gained permission (126199/FO/2020) to build a two storey rear extension to provide additional canteen space with a terrace at ground floor and a function room, with a balcony overlooking the sports fields, at first floor. This application seeks to discharge conditions 4 (drainage) and 5 (drainage maintenance).

Consultations & Notification Responses

United Utilities Water PLC – *Further to our review of the submitted documents, United Utilities has no objection to condition 4 being discharged. We recommend the Lead Local Flood Authority along with any other statutory consultee, is also consulted on the proposal.*

MCC Flood Risk Management – *Initial comments: The information uploaded to the Planning Portal 19 Mar 2021 has been considered. The following information is required:*

- 1) Please provide a copy of G7 Geotech's Ground Investigation Report, which has been used as evidence to move down the Drainage Hierarchy.
- 2) Please amend drainage layout to show connectivity of Aco drain (below highlighted).

The proposed PG drain is not flow-restricted, however the majority of the site is flow-restricted to 6 l/s. This is therefore acceptable.

Revised comments following submission of the additional information requested: We recommend discharge of Conditions 4 and 5. We also recommend the following Informative is included within the Decision Notice. (see end of report)

Assessment

Condition 4 (drainage) – Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the combined public sewer, the pass forward flow rate to the public sewer must be restricted to 6l/s. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

Condition 5 (drainage maintenance) – Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason - To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

United Utilities requested these conditions be attached to the approval, however MCC Flood Risk Management were also consulted for this condition discharge application. Both parties have deemed the information submitted adequate to discharge the drainage conditions, taking into account the revised drainage layout, Drainage Strategy and Maintenance Schedule and Ground Investigation Report. MCC Flood Risk Management also requested an informative be attached relating to the nearby underground brook which requires observation during excavation works.

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

Condition(s) to be attached to decision for approval

4) The Council has reviewed the submitted Proposed drainage layout '219/060/100 Rev C' (received 6th September 2021) and the Drainage Strategy and Maintenance Schedule (received 19th March 2021). The submitted information is considered acceptable and condition No.4, attached to planning permission 126199/FO/2020, is hereby formally discharged provided the development is operated in accordance with the above information.

5) The Council has reviewed the submitted Drainage Strategy and Maintenance Schedule (received 19th March 2021). The submitted information is considered acceptable and condition No.5, attached to planning permission 126199/FO/2020, is hereby formally discharged provided the development is operated in accordance with the above information.

Informative(s)

MCC records highlight that the underground Leigh Brook is located within close proximity to the site (approximately on the southern boundary of the school site at the Junction of Victoria Road and Wellington Road), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
United Utilities Water PLC

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 90M
Area Team Boundary - Name: SOUTH