

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130504/FO/2021

Date registered valid: 22 June 2021

Proposal: Installation of a Multi Use Games Area (MUGA) to grassed area together with perimeter fencing and external lighting

Address: Rushbrook Primary Academy , 101 Shillingford Road, Manchester, M18 7TN

Ward(s): Longsight Ward

Applicant: Mr Edward Vitalis Bright Futures Educational Trust The Lodge House, Cavendish Road, Bowden, Altrincham, WA14 2NJ

Agent (if any): Mrs Amie McGagh Black Cat Building Consultancy The Lightwell, 61-63 Brown Street, Manchester, M2 2JG

Case officer: Sue Wills
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Recommendation: Approve

Date of recommendation: 9 November 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 30 June 2021 Expired: 21 July 2021

Neighbour notifications

Printed: 30 June 2021 Expired: 21 July 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

The school site was used historically as a railway sidings and for military use as a World War II prisoner of war camp and anti aircraft battery, but was subsequently cleared and developed as three form entry primary school to accommodate 630 primary school pupils for Gorton Mount Primary School, with associated car parking, landscaping, vehicular access from Shillingford Road, and pedestrian access from Shillingford Road (3 points of access) and via the Cedar Mount /Melland Schools campus to the south-west.

The scheme enabled Gorton Mount Primary School, to relocate from their former accommodation at Mount Road in Gorton, and accommodate an additional class of children each year. The site covers 1.6 hectares, with the school having a building footprint of approximately 3,198sq.m.

The area to the south of the school is currently laid to grass and marked out as one (under 11's - under 12's) footpath pitch 73.15m x 45.72m), with additional markings so it can be used as two mini soccer pitches (under 7's- under 8's) (45.72m x 27.3m).

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The surrounding area is characterised by predominantly residential dwellings to the north - west

and east, with the Cedar Mount school/Mellands school campus to the south -west with their playing fields/sports facilities directly to the south.

Planning history

110876/JO/2015/N2 - Variation of condition nos. 2,3,25,29 and 34 attached to 106655/FO/2014/N2 to enable an increase in the ground levels for the sports pitches; revisions to the boundary treatment ;revisions to fenestration, louvres, and skylights; provision of an electrically operated gate to the car park, bat box provision, and additional lighting columns to the south west of the site.

Approved 08.02.2016.

106655/FO/2014/N2 - Erection of a new school building with a maximum of 2 storeys together with playing fields, games courts, hard and soft play areas, access from Shillingford Road, car parking and landscaping.

Approved 12.11.2014

Description of development

The application relates to the conversion of a grassed area to a synthetic Multi Use Games Area (MUGA) with perimeter fencing and external lighting located at Rushbrook Primary Academy School. The area to be covered would be similar to the area laid out for one of the mini soccer pitches (under 7's- under 8's) (45.72m x 27.3m).

The proposal is to replace a portion of the existing grassed area with a synthetic carpet surface more suitable for regular use, particularly during the winter months and during periods of bad weather. The MUGA is proposed to be located in an area where the sports and recreational facilities has been established for sometime within the school site .

The proposed scheme would also include the installation of 3m high colour coated dark green (RAL 6005) rebound perimeter weldmesh fencing, and incorporating low level rebound boards, along with single and double gates.

The scheme would also include the installation 6 no. Abacus Lighting Challenger 1 lights on 10m high hinged columns , with 3 lighting columns on each side of the proposed MUGA pitch .

The facility will be used solely by the school during weekdays between the hours of 9am-6pm.

Consultations & Notification Responses

Local Residents /Local Businesses - A letter has been received from a local resident , advising that they have only just move into their property because of the playing fields at the back of the house and that it is peaceful and quiet outside of school hours.

They state they already have a sports pitch behind their house which they believe belongs to the neighbouring secondary school, but is used outside of school hours and on weekends. They question would it not be possible for both schools to use this rather than have a similar sports facility in the same location .

They further advise that they do not object in principle to the school upgrading their sports facilities as this will benefit young people at the school, as long as the times are kept to 9am to 6pm in school terms and is only for use by the school. They have concerns that in the future the

proposed facility may be opened up for use outside school hours which would be intrusive to the quiet enjoyment of their home , and seek assurance that this will not happen

Ward Members - Councillor Richards - has written to support the planning application, advising this is an important facility for the school and will also she understand be available for the local community as well. It is within the grounds of the current school complex and will be a positive addition to the school and community.

Design for Security - advise they are happy with the proposed height of the boundary treatments surrounding the 3G pitch. The entrances should be in keeping with the height of adjacent boundary fencing and should incorporate either:

- A pad lockable bolt to the midpoint of the internal face or,
- A key operable deadlock.
- There should be minimal ground clearance beneath the fence, to reduce the potential for crawling into secure areas.
- The proposed floodlights should not be capable of being used as a climbing aid in order to scale the boundary treatments.

In summary, the application is supported subject to further consideration of the above matters.

Head of Highways Services - In relation to the external lighting provision, have advised :-
o Since there is no information on the level of lighting provided to the target area, the lighting calculation report is requested.

o The proximity of the site to No. 97/99 Shillingford Road gives rise to potential spill light issues. An assessment / calculation of the vertical illumination on the frontage of the property is required.

The MUGA will only be for school use between the hours of 0900 and 1800 and therefore Highways have no concerns in relation to additional trips generated or for an increased demand for car parking spaces.

Existing school pedestrian access points and internal footpaths are being utilised and single/double boundary gates provide access to the pitch and this arrangement is acceptable from a highway perspective.

The perimeter weldmesh fence proposals are acceptable from a highway perspective. No conditions are recommended.

Head of Environmental Health - recommend that the proposed MUGA is restricted to the hours applied for , and restricting the use of the MUGA to the school only, as proposed in the submitted Design and Access Statement; that a condition is attached in relation to the submission of a lighting scheme , and that a verification report is required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report, and completion testing is undertaken to confirm that acceptable 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 criteria . They have contour lines are included on the submitted 'Proposed Electrical Services Layout' Drawing No. 23/078/ES/01Rev T1, but feel it is not clear whether these are lux iso-contours.

Updated comments - Recommend a condition is also attached to any approval in relation to a watching brief for ground and/or groundwater contamination and/or ground gas.

Flood Risk Management Team - Originally advised that there is 3.3% AEP risk of surface water flooding within the site boundary, and there is indication of drainage issues (waterlogging etc.) onsite within the Design & Access Statement. Furthermore, limited information is available on proposed drainage arrangements, and the proposal would result in the loss of ca. 0.1Ha greenfield land currently draining via greenfield discharge mechanisms, and proposes to discharge into the sewer.

They recommended the attachment of a condition relating to surface water drainage to any approval .

Updated comments - 06.08.2021

The information provided indicates that the proposed site is served by an existing land drainage system connected to the public sewer. It is claimed this was installed in 2016.

CCTV shows the area of the proposed pitch is served by lateral connections into this existing system. However, the proposed drainage scheme will install new drainage to serve the pitch and connect into the existing land drain.

The resurfacing of the 'land' may have implications and more information is needed on the buildup of the synthetic surface to understand how the site will achieve connectivity with the proposed land drainage.

Certainly what is required at this stage is evidence of whether UU would impose any limitations on this scheme. UU typically have a blanket on land drainage into the public sewer. While this is the existing arrangement, the proposal presents alterations to the existing scenario as listed above.

To prevent abortive work, they recommend evidence of acceptance of the proposal in principle is obtained from UU and presented to the LPA. Until this is established, the previously recommended condition is needed.

Updated comments - 03.09.2021

Even if the existing system is to be reused the attached comments would still be applied.

They emphasise the need for a build-up detail of the proposed MUGA, ensuring that the existing land drains are at suitable elevations, size and gradients to function efficiently for the new MUGA.

They also require corresponding evidence from United Utilities regarding the acceptance of land drainage. Over recent years UU are trying to clamp down on the removal of land drainage from their network due to capacity issues. It is likely that they will request soakaway testing on the site to confirm infiltration is not feasible and an assessment to evidence that discharge via other methods is not feasible before accepting these flows.

Regardless of the point of discharge they require evidence of existing and proposed flows from the MUGA, ensuring that an appropriate level of betterment is achieved wherever possible and that there is no(or small volumes of localised controlled on site) flooding up to and including the 1 in 100 year event plus 40%climate change, in accordance with MCC Local Flood Risk Management Strategy.

Updated comments - 29.10.2021

Have reviewed the proposal against the latest email statements and the 2016 as-built. The proposal drawing indicates a new system is to be installed beneath the pitch, and that the existing system is to be capped off.

This is at odds with the submitted statement, that "the existing land drainage system (installed to the field 4 years ago) will therefore remain in place". This needs to be clarified : is the land drainage system currently beneath the proposed MUGA pitch remaining as-existing (2016), or is it being removed and anew drainage network installed.

Updated comments - 03.11.2021

Recommend approval with no condition, but recommend the attachment of the informative on the basis that the applicant should ensure that the existing drainage system (shown on as-built A085124-21-CD101- C4 and proposed drawing J7448/D01-A) is fit to serve the proposal and that the proposal will not increase flood risk to the site or elsewhere offsite. Should excavations identify any upgrade required to the existing drainage system, the applicant should ensure any modifications are designed in accordance with the non-statutory technical standards for SuDS, and that no modifications are made that would negatively affect functionality of the wider existing site drainage (which is attenuated to 5 l/s).

United Utilities - Recommend the attachment of a surface water drainage condition is attached to any approval, and that surface water and foul waters are drained on separate systems.

Updated comments 19.10.2021 - It is now clear that only surface water will drain to the public sewer from the new pitch so they are satisfied with the response and they have no further objection.

Sport England - 08.07.2021 Originally objected to the proposed development, due to the MUGA resulting in the loss of approximately half of the functional area of the playing field significantly reducing the schools ability to mark out pitches of any type and size to meet changes in the PE curriculum over time.

They noted the reason for the MUGA is because the playing field is poor quality and often gets waterlogged. However, there is no evidence presented the school has made all best endeavours to improve the drainage and playing surface to resolve the issues. An area of concern is that condition 36 of the school construction application (Ref:110876/JO/2015/N2) required a ground condition assessment, pitch specification and scheme to maintain and implement the playing field works. Although the scheme was submitted, and presumably the condition discharged, it appears from the poor quality that the scheme was never properly implemented. It is very concerning that a pitch constructed within the last 5 years has deteriorated to the extent it has if the scheme had been properly implemented.

They advised that the objection may be withdrawn if the applicant could provide information on whether attempts have been made to improve the drainage and playing surface; and if so when was the work carried out and can the contractors who were commissioned and provide information on why the improvements have failed. More detail around the sporting benefits of the MUGA that outweigh the loss of playing field is also required.

Updated comments 07.10.2201 - Have confirmed all information has been submitted and is satisfactory to meet Sport England's Policy Exception E5. On that basis they withdraw their objection. However, they note from the supporting information provided by the school dated September 2021 that there is an intention to plant 480 saplings provided by the Woodland Trust. Whilst Sport England do not object to trees being planted on those parts of the playing field that are not functional playing field or areas that are capable of being used for formal/informal sport and physical activity, they advise consultation with Sport England on the placing of trees. This is to ensure the flexibility of the playing field can be maintained to respond to changes in the PE curriculum over time, and to ensure there is no unintended impact on existing sports facilities by tree roots, leave drop and canopy overshadowing that may create maintenance and safety issues for the school.

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, and subsequently revised 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 Framework has been related to the proposed development, with particular emphasis given to the following:

Chapter 8: Promoting healthy and safe communities

Paragraph 92 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 12: Achieving well-designed places

Paragraph 126 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 130 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 EN14

Policy EN18

Principle

The principle of the site being used for educational purposes has been established through a previous planning approval to develop a primary school on this site in 2014. The principle of constructing an all weather multi-use games area hardcourt on the site of an existing grass pitch is considered to be acceptable on the basis that the facility would enable sports provision to be available for the school throughout the year. However, the potential impact of the proposal on the neighbouring properties must be assessed.

Loss of grassed pitch

The application site is currently occupied by an existing grassed area within the area occupied by the school playing fields. The applicant has advised that the site has limited use due to the condition of the surface, together with impacts from inclement weather which mean that the grass is regularly waterlogged, is uneven, and contains stones and rubble which protrude from the surface.

There is land drainage under the field, however from the submitted information, this does not appear to be effective, which may be due to the amount of clay underneath and thus the surface of the northern end of the existing grassed pitch becomes water logged. For this reason, the school have stated they are not able to make full use of the field, and as such are unable to use the space for playing PE and certain activities outside during parts of the year.

This limits the effective utilisation of the site. As such the scheme under consideration has the potential to increase opportunities for pupils to use the facilities for a broader range of activities over an extended period of time.

The application site is currently occupied by the existing grassed area amounting to approximately 5,079m². The area of the proposed MUGA pitch is 1,505m². The scheme would enable half the original grassed playing area to be retained, effectively meaning that one of the under 7's -under 8's grass pitch would be maintained in situ. Furthermore, the school is linked to Cedar Mount High school (together the schools form Gorton Education Village), with a large playing field in between the two schools, to which access could be arranged should the need arise.

Whilst the retention of the existing under11's - under12's grassed pitch would have been preferable to it is acknowledged that there are issues with ground conditions, and that this together with drainage problems reduces the availability of the use of the pitch for us throughout the year. It is also noted that the proposed facility would enable the school to provide a wider range of sports and activities for their current pupil roll. The proposal would enable the school to increase the number of curricular and enrichment activities for pupils of all age, with pupils having increased access to recreational opportunities, and extra-curricular provision through enhanced opportunities in a range of other sports, Sport England's comments have been noted. Matters relating to tree planting are dealt with elsewhere in this report.

Community Access

The school have confirmed that the artificial 4G pitch is to be for the sole use of the children, it is not intended to use the pitch for any competition level sports, or to advertise the pitch to external sports clubs as a source of income. There is a neighbouring pitch at Cedar Mount High School which is full size and could be available for rent by external sports clubs. Rushbrook Primary however have not ruled out offering some community use, for example allowing parents to use the facilities to undertake a daily mile, which appears to be very popular with some of the local community, who would be able to exercise safely before or after school.

Visual Amenity

The proposed MUGA would include the incorporation of perimeter fencing, with low rebound boards and EPDM rubber gaskets. The proposed weldmesh fencing would be dark green in colour (RAL 6005) with the height of the fencing being 3m, along with single and double gates. The perimeter fencing and associated kick boards would be visible in the streetscene facing onto Shillingford Road, however, this is an urban area with existing school buildings in the immediate area. The proposal would replace an 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 Shillingford Road and would accord with policy DM1 of the Core Strategy.

Residential Amenity

The proposed multi use games area would be located in the same location of the existing grassed playing pitch. It is therefore not considered that there will be a significant increase in disturbance or any loss in the current privacy of the existing dwellinghouses when compared to the pre-existing situation. It is however proposed to restrict the hours of use of the proposed MUGA to the hours applied for i.e. Mondays to Fridays 9 a.m. to 6 p.m. to safeguard the amenity of nearby local residents.

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.

Access

All the access points to the site are existing. Furthermore, existing pathways will ensure that the facility will continue to be accessible for disabled people in the same way that the playground and the sports field are accessed.

Noise

The proposal would involve the replacement of a grassed playing pitch with a hard surfaced playing pitch. It is acknowledged that the introduction of hard surfacing and the incorporation of rebound boards within the proposed MUGA facility at ground level may give rise to an increased in noise locally when in use compared to a grassed pitch. However, it is considered that any increase in noise would be limited to when the facility is in use and would not be significant in the context of the location with in an existing primary school, and noise from children using the other sports facilities present within the wider school site.

It is not considered that the proposals would give rise to unacceptable impacts on noise to nearby residential properties.

Highways Impacts

Highways have no concerns in relation to additional trips generated or for an increased demand for car parking spaces due to the MUGA only be for school use between the hours of 0900 and 1800. Existing school pedestrian access points and internal footpaths are being utilised to access the proposed MUGA

Trees

There are no trees, bushes or shrubs being affected as a result of these proposals.

There appears to be misunderstanding by Sport England regarding the planting of saplings by the school. The school statement mentioned the planting of sapling trees, however the position of the new small trees would be some distance from the pitch. A plan has been submitted by the planning agent to show the location of the planting in relation to the location of the proposed MUGA for clarity.

Crime and Safety

Comments made by Design for Security officer s have been noted, however, the current pitch facility relies upon the school perimeter boundary treatment, and the proposal would set within a well secured 3m perimeter boundary fence. It is not considered that the proposed fencing height would adversely impact on site security. The applicant has confirmed that the matters raised in regard to security have been included in the scope of work.

Flood risk / Drainage

The development is located within Flood zone 1. i.e. land assessed as having less than a 1 in 1000 annual probability of fluvial flooding (<0.1%). The development target has been assessed against the NPPF 'Sequential Test'. Taking into consideration that the application is for an educational development in Flood Zone 1, Tables 1, 2 & 3 of the NPPF have been appraised to confirm that the development is appropriate and an Exception Test would not be required.

As part of the Phase 2 Geo Environmental report it is stated that the infiltration testing has revealed that the soils have poor drainage characteristics. As such the soils cannot be recommended as a soakage stratum due to the poor infiltration rates. Moreover, anecdotal evidence suggests that the school currently has a pumping system during heavy periods of rainfall, further suggesting poor drainage conditions exist at the site. Therefore, soakaways cannot be recommended and an alternative form of drainage should be adopted.

A drainage design based on the existing situation whereby the current field is drained by land drainage, and therefore the new pitch is not increasing the drained area into the school's drainage system is proposed. The proposed design shows connection to a sewer because this is the existing arrangement and soakaways do not appear to be feasible from the phase 2 site investigation, which includes the soakaway records and provides associated comments in relation to the poor infiltration of the field.

Contaminated Land

This application is accompanied by a Phase 2 Geo-Environmental Assessment report. A Phase 1 Desk Study has been undertaken by Rogers Geotechnical Services (RGS) and the results were presented as report number C1742/21/E/2729 in June 2021. It is understood that this report has been used extensively during recent intrusive investigation, and the works were supervised by a UXO specialist.

The site was generally found to be capped by cohesive made ground, This made ground was found to be present to depths of between 1.3m and 1.6m. Anecdotal evidence suggests that this material was site won during the construction of the school and associated playing fields. Furthermore, a geotextile membrane was revealed at most test positions at a depth of 0.7m, and no groundwater strikes were observed during the site investigation.

The proposed development is for a Multi-Use Games Area (MUGA) which would be hard surfaced with tarmac, which will act as a suitable barrier between the site soils and the end-use. The risk from ground conditions is therefore not considered to be so significant. It is therefore not considered to be necessary to undertake specific remediation at the site

It is however proposed to attach a condition in relation to ground conditions to require 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, and the development shall be carried out in accordance with the agreed Remediation Strategy. Furthermore, that if no contamination is found, then a post-completion report shall be submitted to evidence this.

Boundary treatment

The existing perimeter fencing to the grassed pitch /playing area fencing is powder coated dark green colour weld mesh. No works are proposed to the existing perimeter boundary treatment. The boundary treatment for the proposed MUGA facility would be green weld mesh to match the existing boundary treatment at the school.. The fencing would be 3m in height. The proposed scheme is considered to be acceptable in this location.

Lighting

The scheme would also include the installation 6 no. Abacus Lighting Challenger 1 lights on 10m high hinged columns , with 3 lighting columns on each side of the proposed pitch . A lighting plan has been submitted to give an indication of potential light spill from the proposed floodlighting . It is therefore proposed that a condition is attached to any approval to require that -prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report; and that the report shall also undertake post completion testing to confirm that acceptable criteria have been met. Furthermore , that any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria

The planning agent has confirmed that notwithstanding the galvanised finish referred to in the submitted lighting specification document the lighting columns would be coloured dark green to match the existing perimeter fencing colouration .It is recommend that this aspect of the scheme is conditioned.

Hours of use

Although the operating hours of existing pitches is Monday to Friday, 0900hrs to 2100hrs, Saturday and Sunday, 1100 to 1800hrs, the school are only applying to use the MUGA between 9a.m. to 6.p.m on Mondays to Fridays . Given the observations by a local resident and environmental health officers , it is recommend the proposed hours of use are conditioned.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. The original submission raised initial concerns about the loss of a grassed playing pitch and surface water drainage arrangements, and following the receipt of further information these matters has been satisfactorily resolved and the appropriate conditions have 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:

Plan ref: BCC-RBS-B02-001 Proposed Playing Area Elevations

Plan ref: BCC-RBS-D01-001 Existing Topographical Survey Rushbrook School

Plan ref: BCC-RBS-D02-005 Proposed Playing Area Location Plan

Plan ref: BCC-RBS-D02-006 Proposed Playing Area Block Plan
Design & Access Statement ref: 20210520 Rushbrook MUGA

Plan ref: 23/078/ES/01 rev.I1 (Lighting plan) received 21st May 2021;
Plan ref: 23/078/ES/01 rev.T1 (Proposed electrical Services layout) and Electrical Services Specification document ref: 23/078/ES/01 Dated May 2021 (notwithstanding any reference to the colouration of the proposed lighting columns) received 2nd June 2021;

Plan ref: BCC-RBS-B02-002 Proposed Playing Area Elevations and Floodlight layout received 9th June 2021

Plan ref: 23/078/ES/02 rev.T1 External football pitch elevations drawing received 22nd June 2021;

Email from Agent dated 2nd July 2021 confirming the contour lines on the 'Proposed Electrical Services Layout' are lux iso-contours.

Phase 2 Geo-Environmental Report ref: C1742/21/E/2731 dated 16.07.2021 received 21st July 2021;

Tiger Turf sports range document and product specification sheet received 16th July 2021;

Email from agent 15th July 2021 confirming floodlight posts would be painted green and not the galvanised finish referred to Electrical Services Specification document ref: 23/078/ES/01 Dated May 2021.

CCTV drainage survey report ref: GR20756 dated 01.06.2021 received 22nd July 2021;

Email from agent dated 28th July 2021 , confirming the security matters raised have been included in the scope of work.

Plan ref: BCC-RBS-D02-007 Proposed MUGA and Existing Grass Pitch location plan; and BCC-RBS-D02-001 Proposed Playing pitch U7/U8 MUGA - U7/U8 Grass , U11/U12 grass received 9th August 2021;

Plan ref: BCC-RBS-E02-001 Proposed Playing Area Pitch Build Up Section received 13th September 2021;

4G Pitch Statement received 17th September 2021;

Email dated 20th October 2021 with attached plan extracts with annotated drainage information.

Plan ref: J7448/D01 rev.A Sports pitch drainage layout received 4th November 2021.

Email from agent 09.11.2021 confirming fencing height.

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 (2012).

3) 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.

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 policy EN18 of the Manchester Core Strategy (2012).

4) The multi use games area hereby approved shall not be used outside the following hours:-

Mondays to Fridays 09:00 to 18:00

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

5) a) The lighting shall be implemented in accordance with plan ref: 23/078/ES/01 rev.I1 (Lighting plan) received 21st May 2021; Plan ref: 23/078/ES/01 rev.T1 (Proposed electrical Services layout) and Electrical Services Specification document ref: 23/078/ES/01 Dated May 2021 (notwithstanding any reference to the colouration of the proposed lighting columns) received 2nd June 2021; Plan ref: BCC-RBS-B02-002 Proposed Playing Area Elevations and Floodlight layout received 9th June 2021; Email from Agent dated 2nd July 2021 confirming the contour lines on the 'Proposed Electrical Services Layout' are lux iso-contours; Email from agent 15th July 2021 confirming floodlight posts would be painted green and not the galvanised finish referred to Electrical Services Specification document ref: 23/078/ES/01 Dated May 2021.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

1) The applicant should ensure that the existing drainage system (shown on as-built A085124-21-CD101- C4 and proposed drawing J7448/D01-A) is fit to serve the proposal and that the proposal will not increase flood risk to the site or elsewhere offsite. Should excavations identify any upgrade required to the existing drainage system, the applicant should ensure any modifications are designed in accordance with the non-statutory technical standards for SuDS, and that no modifications are made that would negatively affect functionality of the wider existing site drainage (which is attenuated to 5 l/s).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Parks & Events
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Sport England

21 Rawsthorne Avenue, Manchester, M18 7GA
112 Shillingford Road, Manchester, M18 7TN
90 Shillingford Road, Manchester, M18 7TN
88 Shillingford Road, Manchester, M18 7TN
9 Falshaw Way, Manchester, M18 7TG
26 Rawsthorne Avenue, Manchester, M18 7GB
5 Flemish Crescent, Manchester, M18 7TR
104 Shillingford Road, Manchester, M18 7TN
97 Rawsthorne Avenue, Manchester, M18 7GA
17 Rawsthorne Avenue, Manchester, M18 7GA
166 Holmcroft Road, Manchester, M18 7NG
160 Holmcroft Road, Manchester, M18 7NG
27 Rawsthorne Avenue, Manchester, M18 7GA
Robert R Stockfis Manchester Ltd, Sandfold Lane, Manchester, M19 3HW
86 Shillingford Road, Manchester, M18 7TS
86A Shillingford Road, Manchester, M18 7TS
204 Holmcroft Road, Manchester, M18 7NG
178 Holmcroft Road, Manchester, M18 7NG
103 Rawsthorne Avenue, Manchester, M18 7GA
59 Rawsthorne Avenue, Manchester, M18 7GA
34 Rawsthorne Avenue, Manchester, M18 7GB
22 Rawsthorne Avenue, Manchester, M18 7GB
35 Rawsthorne Avenue, Manchester, M18 7GA
25 Flemish Crescent, Manchester, M18 7TR
21 Flemish Crescent, Manchester, M18 7TR
6 Nutmeg Drive, Manchester, M18 7DU
11 Flemish Crescent, Manchester, M18 7TR
6 Flemish Crescent, Manchester, M18 7TR
4 Flemish Crescent, Manchester, M18 7TR
100 Shillingford Road, Manchester, M18 7TN
96 Shillingford Road, Manchester, M18 7TN
11 Falshaw Way, Manchester, M18 7TG
79 Rawsthorne Avenue, Manchester, M18 7GA
69 Rawsthorne Avenue, Manchester, M18 7GA
41 Rawsthorne Avenue, Manchester, M18 7GA
172 Holmcroft Road, Manchester, M18 7NG
83 Rawsthorne Avenue, Manchester, M18 7GA
38 Rawsthorne Avenue, Manchester, M18 7GB
87 Shillingford Road, Manchester, M18 7TN
3 Flemish Crescent, Manchester, M18 7TR
77 Rawsthorne Avenue, Manchester, M18 7GA
67 Rawsthorne Avenue, Manchester, M18 7GA
47 Rawsthorne Avenue, Manchester, M18 7GA
202 Holmcroft Road, Manchester, M18 7NG

196 Holmcroft Road, Manchester, M18 7NG
190 Holmcroft Road, Manchester, M18 7NG
158 Holmcroft Road, Manchester, M18 7NG
87 Rawsthorne Avenue, Manchester, M18 7GA
95 Rawsthorne Avenue, Manchester, M18 7GA
99 Rawsthorne Avenue, Manchester, M18 7GA
93 Rawsthorne Avenue, Manchester, M18 7GA
85 Rawsthorne Avenue, Manchester, M18 7GA
91 Rawsthorne Avenue, Manchester, M18 7GA
101 Rawsthorne Avenue, Manchester, M18 7GA
1 Flemish Crescent, Manchester, M18 7TR
8 Flemish Crescent, Manchester, M18 7TR
2 Flemish Crescent, Manchester, M18 7TR
18 Rawsthorne Avenue, Manchester, M18 7GB
71 Rawsthorne Avenue, Manchester, M18 7GA
75 Rawsthorne Avenue, Manchester, M18 7GA
73 Rawsthorne Avenue, Manchester, M18 7GA
92 Shillingford Road, Manchester, M18 7TN
15 Rawsthorne Avenue, Manchester, M18 7GA
99 Shillingford Road, Manchester, M18 7TN
2 Hamsterley Avenue, Manchester, M18 7TP
83 Shillingford Road, Manchester, M18 7TN
2 Bagshaw Road, Manchester, M18 7DS
1 Braithwaite Road, Manchester, M18 7TJ
27 Flemish Crescent, Manchester, M18 7TR
15 Flemish Crescent, Manchester, M18 7TR
9 Nutmeg Drive, Manchester, M18 7DU
19 Flemish Crescent, Manchester, M18 7TR
7 Nutmeg Drive, Manchester, M18 7DU
23 Flemish Crescent, Manchester, M18 7TR
17 Flemish Crescent, Manchester, M18 7TR
85 Shillingford Road, Manchester, M18 7TN
7 Flemish Crescent, Manchester, M18 7TR
9 Flemish Crescent, Manchester, M18 7TR
4 Nutmeg Drive, Manchester, M18 7DU
95 Shillingford Road, Manchester, M18 7TN
4 Hamsterley Avenue, Manchester, M18 7TP
89 Shillingford Road, Manchester, M18 7TN
97 Shillingford Road, Manchester, M18 7TN
4 Braithwaite Road, Manchester, M18 7TJ
98 Shillingford Road, Manchester, M18 7TN
2 Braithwaite Road, Manchester, M18 7TJ
5 Braithwaite Road, Manchester, M18 7TJ
3 Braithwaite Road, Manchester, M18 7TJ
154 Holmcroft Road, Manchester, M18 7NG
29 Rawsthorne Avenue, Manchester, M18 7GA
23 Rawsthorne Avenue, Manchester, M18 7GA
39 Rawsthorne Avenue, Manchester, M18 7GA
3 Fallow Avenue, Manchester, M18 7GD
30 Rawsthorne Avenue, Manchester, M18 7GB
40 Rawsthorne Avenue, Manchester, M18 7GB
19 Rawsthorne Avenue, Manchester, M18 7GA
49 Rawsthorne Avenue, Manchester, M18 7GA
43 Rawsthorne Avenue, Manchester, M18 7GA

33 Rawsthorne Avenue, Manchester, M18 7GA
37 Rawsthorne Avenue, Manchester, M18 7GA
25 Rawsthorne Avenue, Manchester, M18 7GA
31 Rawsthorne Avenue, Manchester, M18 7GA
2 Nutmeg Drive, Manchester, M18 7DU
93 Shillingford Road, Manchester, M18 7TN
91 Shillingford Road, Manchester, M18 7TN
10 Flemish Crescent, Manchester, M18 7TR
110 Shillingford Road, Manchester, M18 7TN
108 Shillingford Road, Manchester, M18 7TN
102 Shillingford Road, Manchester, M18 7TN
106 Shillingford Road, Manchester, M18 7TN
1 Falshaw Way, Manchester, M18 7TG
5 Falshaw Way, Manchester, M18 7TG
7 Falshaw Way, Manchester, M18 7TG
3 Falshaw Way, Manchester, M18 7TG
15 Falshaw Way, Manchester, M18 7TG
81 Rawsthorne Avenue, Manchester, M18 7GA
17 Falshaw Way, Manchester, M18 7TG
36 Rawsthorne Avenue, Manchester, M18 7GB
32 Rawsthorne Avenue, Manchester, M18 7GB
89 Rawsthorne Avenue, Manchester, M18 7GA
65 Rawsthorne Avenue, Manchester, M18 7GA
63 Rawsthorne Avenue, Manchester, M18 7GA
61 Rawsthorne Avenue, Manchester, M18 7GA
51 Rawsthorne Avenue, Manchester, M18 7GA
45 Rawsthorne Avenue, Manchester, M18 7GA
55 Rawsthorne Avenue, Manchester, M18 7GA
53 Rawsthorne Avenue, Manchester, M18 7GA
138 Holmcroft Road, Manchester, M18 7NG
144 Holmcroft Road, Manchester, M18 7NG
20 Rawsthorne Avenue, Manchester, M18 7GB
57 Rawsthorne Avenue, Manchester, M18 7GA
28 Rawsthorne Avenue, Manchester, M18 7GB
24 Rawsthorne Avenue, Manchester, M18 7GB
206 Holmcroft Road, Manchester, M18 7NG
194 Holmcroft Road, Manchester, M18 7NG
180 Holmcroft Road, Manchester, M18 7NG
164 Holmcroft Road, Manchester, M18 7NG
162 Holmcroft Road, Manchester, M18 7NG
200 Holmcroft Road, Manchester, M18 7NG
192 Holmcroft Road, Manchester, M18 7NG
188 Holmcroft Road, Manchester, M18 7NG
184 Holmcroft Road, Manchester, M18 7NG
174 Holmcroft Road, Manchester, M18 7NG
168 Holmcroft Road, Manchester, M18 7NG
156 Holmcroft Road, Manchester, M18 7NG
170 Holmcroft Road, Manchester, M18 7NG
152 Holmcroft Road, Manchester, M18 7NG
150 Holmcroft Road, Manchester, M18 7NG
176 Holmcroft Road, Manchester, M18 7NG
208 Holmcroft Road, Manchester, M18 7NG
146 Holmcroft Road, Manchester, M18 7NG
142 Holmcroft Road, Manchester, M18 7NG

140 Holmcroft Road, Manchester, M18 7NG
186 Holmcroft Road, Manchester, M18 7NG
182 Holmcroft Road, Manchester, M18 7NG
198 Holmcroft Road, Manchester, M18 7NG
148 Holmcroft Road, Manchester, M18 7NG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2