

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130888/FO/2021

Date registered valid: 14 July 2021

Proposal: Installation of single storey mobile classroom building for temporary period of 18 months

Address: Grange School , Matthews Lane, Manchester, M12 4GR

Ward(s): Longsight Ward

Applicant: Indy Elite Systems Resolution Planning C/o Agent

Agent (if any): Mr Indy Shokar 3BM Spaces Beckett House, 14 Billing Road, Northampton, NN1 5AW

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 August 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 19 July 2021 Expired: 9 August 2021

Neighbour notifications

Printed: 19 July 2021 Expired: 9 August 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 application relates to Grange School which is located on Mount Road , at the junction with Matthews Lane . The two storey school building is set back from Matthews Lane behind a large parking area , with a hard surfaced sports pitch located at the junction of Matthews Lane and Mount Road alongside , but separate from the Manchester Boxing Centre of Excellence.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site forms part of the Grange School campus. To the east of the school site is the Manchester Boxing School of Excellence, with grassed sports pitches further to the east across Mount Road. To the west of the school site is Nutsford Vale which is an LNR. Nico Ditch is an Ancient Monument which lies to the south of the school site and follows the route of Matthews Lane, with residential properties further to the south on Matthews Lane. Gorton Primary School lies to the north of the school.

Description of development

Consent is sought for the installation of single storey mobile classroom building for temporary period of 18 months to provide additional teaching accommodation. The proposed temporary classroom accommodation would be located on the northern section of the existing hard surface sports pitch.

The Department of Education have advised that 25 pupils are included in the new intake in September, and that the Trust are currently checking with the Local Education Authority (applications have been submitted to the home to school transport service) how the new pupils will be transported to the school. It is currently envisaged that most pupils would be integrated into the existing home to school transport arrangements. The temporary building would be a single storey flat roofed 'portacabin' style building, which would be goose wing grey in colour. A ramp access is proposed to the southern elevation, with two stepped access points to the northern elevation.

Consultations & Notification Responses

Local residents - a letter have been received from a local resident is advising that whilst they have no issues with the school accommodation being built at Grange School, they have concerns that it would lead to an increase in traffic. They advise that the traffic in the local area is grid locked, since planters have been placed in local highways as part of a traffic calming scheme. The resident advises they have written to the Council suggesting that the use of speed cameras, zebra crossings, or speed bumps would be better deterrents.

Environmental Health - Have no comments.

Highway Services - Given that the facility is temporary, serving 25 SEN students and with no increase in the number of staff, we are satisfied that there will be no significant impact on the highway.

The proposed pedestrian access arrangements are acceptable to us subject to confirmation that the access ramp being provided has a suitable gradient.

Design for Security - Having now reviewed the plans, have made the following comments

The proposed development should be designed and constructed to Secured by Design standards including laminated glazing; security-certified windows and doors (please see www.designforsecurity.org/secured-by-design/ or www.securedbydesign.com for more information). Developments that are built to this standard are less likely to be susceptible to crime.

No climbing aids should be situated around the proposed structure.

Lighting and CCTV should be extended to cover the proposed classrooms.

Nothing of value should be left in the proposed classrooms overnight.

Sport England - Have advised that they do not object to the temporary loss of sports facilities as long as they are reinstated back to a condition fit for purpose once the temporary buildings are removed. Although the applicant states the condition is unnecessary "because the temporary unit will have no physical long term impact on the surface of the MUGA." However, in Sport England's experience even siting a unit on a hard court games area for a relatively short period can often cause damage to the surface. The condition is required to ensure any cracks or ruts in the macadam surface are repaired to a standard suitable for its sporting purpose without causing any trip or slip hazards.

Having assessed the application, Sport England is satisfied that the proposed temporary development meets Exception 3 of our playing fields policy subject to a reinstatement condition

This being the case, Sport England does not wish to raise an objection subject to the reinstatement condition below being attached to any planning approval:

Prior to removal of the removal of the temporary classroom, a scheme for the reinstatement of the hardcourt games area has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The temporary classroom must be removed from the site in accordance with the schedule of works and timetable of the approved scheme.

Within three months of the removal of the temporary classroom the hard court games area must be reinstated in accordance with the approved scheme.

Reason- To ensure the site is restored to a condition fit for purpose and to accord with Development Plan Policies EN10, and paragraph 97 of the NPPF.

Issues

Policy Context

National Planning Policy Framework (July 2021)

The revised NPPF was adopted in July 2021. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7).

In order to achieve sustainable development, the NPPF states that the planning system has three overarching objectives - economic, social and environmental (paragraph 8).

Section 8 'Promoting health and safe communities ' in regard to Open Space and recreation states that existing open space , sports and recreational buildings and land, including playing fields should not be built on unless;

- a) an assessment has been undertaken which has clearly shown the open space , buildings, or land to be surplus to requirements;
- b) the loss of resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use(paragraph 99).

Section 11 'Making effective use of land' states that 'planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions' (paragraph 119).

Section 12 'Achieving Well Designed Places' 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. Being clear about design expectations, and how these will be tested, is essential for achieving this' (paragraph 126).

Planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The NPPF is clear that planning permission should be refused for development of poor design that fails to reflect local policies and government guidance on design, taking into account any local design standards or style guides in plans or supplementary planning documents.

.Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being

made to the permitted scheme (for example through changes to approved details such as the materials used). (paragraph 135).

In this case, the development would involve a minor addition to the existing school. The temporary proposed accommodation would be in the form of a grey 'portacabin' style building , which taking account of its proposed location within the setting of the school, and the limited duration the accommodation would be on the site, is on balance considered to be acceptable.

On this basis, it is considered that chapter 12 would be appropriately responded to.

Paragraphs 10, 11, and 12, of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

The Development Plan

The Development Plan consists of:

- The Manchester Core Strategy (2012); and
- Saved policies of the Unitary Development Plan for the City of Manchester (1995)

The Core Strategy was adopted in July 2012 and is the key document in the Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) and sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved and accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents as directed by the National Planning Policy Framework (NPPF).

The NPPF requires application to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The relevant policies within the Core Strategy are as follows:

Policy EN10 'Safeguarding Open Space , Sport and Recreation Facilities', SP1 'Spatial Principles' ,Policy T1 'Sustainable Transport' , and Policy DM1 'Development Management' For the reasons given below, it is considered that the proposal is consistent with the policies listed above.

Unitary Development Plan for the City of Manchester (1995)

Saved policy DC26

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. The Guide to Development in Manchester Supplementary Planning Document and

Planning Guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines and appropriate elevational detailing and strong design particularly to corner plots.

Principal - The principle of educational use has already been established at the site, and the proposed development would contribute to the temporary provision of school places in the local neighbourhood and surrounding area. The proposed development is considered acceptable subject to further consideration of visual amenity impacts together with consideration of any impacts on highway safety.

Visual Impacts

The site benefits from some screening to the southern and eastern boundaries by trees and fencing, and by the Manchester Boxing Centre of Excellence to the north. The existing buildings on site comprise of a range of brick, and cladding types, and are contemporary in design. The external design and appearance of the proposed development creates no significant impact upon visual amenity or upon the character of the existing school building. It is considered that the proposed single storey temporary building would be appropriate to its setting for the period of approval of 18 months which is being sought, and would accord with policy EN1 and DM1 of the Core Strategy.

Loss of sports pitch / siting

The proposed temporary classroom accommodation would be located on the site of a hard surfaced play area. Whilst the proposal would lead to the loss of part of one of the school's sports facilities, this would only be for a limited period of 18 months, and the school has other hard surfaced play/sports provision elsewhere within the wider site.

It is noted that Sport England do not object to the temporary loss of sports facilities as long as they are reinstated back to a condition fit for purpose once the temporary buildings are removed, and this aspect of the scheme is conditioned. It is therefore proposed to attach a reinstatement condition to any planning approval.

Residential Amenity

The proposed single storey temporary building would not project forward of the line of the front façade of the existing Manchester Boxing Centre of Excellence facing onto Mount Road, and would be set 47m from the nearest residential properties on Matthews Lane.

The provision of additional floorspace has the potential to give rise to an increase in activity in the vicinity of the proposal, however this would be minimal in comparison to existing impacts from pupils arriving and leaving the school at the beginning and at the end of the day.

As such, it is not considered that there will be a significant increase in disturbance or any loss in the current privacy of the existing dwellinghouses. It is therefore 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.

Disabled Access

A ramped access is proposed to enable level access, due to the changes in levels on the site. Accessible toilets have been incorporated into the building.

Vehicular and Pedestrian Access.

The existing vehicular and pedestrian accesses to the existing school would not be affected by the proposed works.

Car Parking/ Drop off arrangements

The existing car parking and drop off arrangements would be retained as part of the proposed development.

The proposed development would lead to the creation 2no. additional classrooms, with the pupil admission number increased by 25. This, however, is a small scale development at a school where the majority of the pupils are brought to school by minibuses and the potential for an increase in staff numbers would be limited.

It is currently envisaged that most pupils would be integrated into the existing home to school transport arrangements. As such it is not considered that the proposed development would lead to network capacity concerns, or significant on street parking issues.

The concerns raised by the local resident have been considered , however, their concerns primarily relate to matters arising in connection with traffic calming measures in the wider Longsight Ward area .

Trees

The scheme would not affect the existing trees around the eastern and southern boundaries of the existing hard surfaced sports pitch.

Hour of operation .

The existing school is subject to a condition to restrict the hours of use ,as there is a residential element of the school on the wider site , as such it is not proposed to attach a condition to restrict the hours that the proposed accommodation.

Security

The school has remotely lockable gates to the school perimeter and has CCTV coverage over the school campus. Therefore, whilst the comments from Security for Design officers have been noted it is proposed to attach the comments as an informative to any approval.

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 requested further information and drawings relating to the proposal and has attached appropriate conditions to the approval.

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 31 March 2023.

Reason - The use hereby granted is for a temporary period only to help meet the short term demand for facilities in connection with Grange School, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) The use hereby permitted shall be discontinued no later than the 31 March 2023 and the temporary classroom accommodation comprising the development are required to be removed no later than one month from the use ceasing.

Reason - The use and buildings are required to cease and be removed from the site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

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

Plan ref: 20XXXX-ELT-00-00-DR-A-1200 (Existing site plan); 20XXXX-ELT-00-00-DR-A-1300 (Location plan); and Floor plan received 28th June 2021;
Elevation plans received 14th July 2021;
Content of email from the Department of Education dated 3rd August 2021
Content of email from Elite Systems confirming the colouration of materials dated 9th August 2021, and modular building specification received 9th August 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

4) . Prior to removal of the removal of the temporary classroom, a scheme for the reinstatement of the hardcourt games area shall be submitted to and approved in writing by the City Council as Local Planning Authority. The temporary classroom must be removed from the site in accordance with the schedule of works and timetable of the approved scheme. Within three months of the removal of the temporary classroom the hard court games area must be reinstated in accordance with the approved scheme.

Reason- To ensure the site is restored to a condition fit for purpose and to accord with policy EN10 of the Manchester Core Strategy (2012) ,and paragraph 99 of the NPPF.

5) The development shall be implemented in accordance with the email from Elite Systems confirming the colouration of materials dated 9th August 2021, and modular building specification received 9th August 2021.

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 Manchester Core Strategy(2012).

Informatives

1) The proposed development should be designed and constructed to Secured by Design standards including laminated glazing; security-certified windows and doors (please see www.designforsecurity.org/secured-by-design/ or www.securedbydesign.com for more information).

Developments that are built to this standard are less likely to be susceptible to crime.

No climbing aids should be situated around the proposed structure.

Lighting and CCTV should be extended to cover the proposed classrooms.

Nothing of value should be left in the proposed classrooms overnight.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Sport England

Prospect House Primary Specialist Support School, Grange School, Matthews Lane, Manchester, M12 4GR

266 Mount Road, Manchester, M19 3FS
264 Mount Road, Manchester, M19 3FS
78 Matthews Lane, Manchester, M19 3ES
76 Matthews Lane, Manchester, M19 3ES
72 Matthews Lane, Manchester, M19 3ES
64 Matthews Lane, Manchester, M19 3ES
62 Matthews Lane, Manchester, M19 3ES
79 Bratton Drive, Manchester, M19 3GU
6 Bywood Avenue, Manchester, M19 3PA
295 Mount Road, Manchester, M19 3ET
77 Bratton Drive, Manchester, M19 3GU
81 Bratton Drive, Manchester, M19 3GU
75 Bratton Drive, Manchester, M19 3GU
297 Mount Road, Manchester, M19 3ET
8 Blaydon Close, Manchester, M19 3PB
6 Blaydon Close, Manchester, M19 3PB
4 Blaydon Close, Manchester, M19 3PB
2 Blaydon Close, Manchester, M19 3PB
4 Bywood Avenue, Manchester, M19 3PA
262 Mount Road, Manchester, M19 3FS
54 Matthews Lane, Manchester, M19 3ES
260 Mount Road, Manchester, M19 3FS
80 Matthews Lane, Manchester, M19 3ES
74 Matthews Lane, Manchester, M19 3ES
70 Matthews Lane, Manchester, M19 3ES
68 Matthews Lane, Manchester, M19 3ES
66 Matthews Lane, Manchester, M19 3ES
60 Matthews Lane, Manchester, M19 3ES
58 Matthews Lane, Manchester, M19 3ES
56 Matthews Lane, Manchester, M19 3ES
52 Matthews Lane, Manchester, M19 3ES

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2