

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129650/FO/2021

Date registered valid: 25 March 2021

Proposal: Refurbishment of existing 3G Artificial Grass Pitch (AGP) together with installation of 4.5m ballstop fencing and 1.2m high pitch barrier, 6 No. floodlights on 13m masts, macadam hardstanding areas and siting of a storage container

Address: Manchester Academy, Moss Lane East, Manchester, M14 4PX

Ward(s): Ardwick Ward

Applicant: Mahlik Manchester Academy, Moss Lane East, Manchester, M14 4PX

Agent (if any): Mr Wesley Bugg Surfacing Standards Office 2 Empingham House, Ayston Road, Uppingham, LE15 9NY

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19.05.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 29 March 2021 Expired: 19 April 2021

Neighbour notifications

Printed: 29 March 2021 Expired: 19 April 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

This application relates to an existing artificial pitch attached to Manchester Academy. The pitch is orientated north/south. On the western side are some smaller pitches and along the eastern side is a car park. The main school campus adjoins to the south.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area. As already stated to the south is the main school campus. To the west is a modern 5 storey flats development. To the east is Whitworth Park and the north across Denmark Road are the gable elevations of houses on Cecil Street and Acomb Street. The gable to the property on Acomb Street.

Description of development

Consent is sought to renew the existing artificial pitch surface as part of a series of works to improve the provision. These works involve resurfacing of the existing Astro Turf Pitch (ATP) pitch surface with new 3G artificial grass pitch surface. A new 4.5m high ball stop fencing to the AGP perimeter with a 0.5m wooden kickboard to the base of the internal fenced sports areas. A pitch perimeter barrier fence (1.20m) with a 0.5m wooden kickboard to the base of the internal fenced sports areas within the pitch enclosure, to segregate the pitch playing area from adjoining macadam 'respect' area. Macadam hard standing viewing area ('respect area') internally within the pitch enclosure adjoining the AGP perimeter, a LED floodlighting system with 6 x 13 metre high lighting columns. The installation of a steel storage container to form a

maintenance / sports equipment store located within the fenced facility enclosure and a macadam access pathway.

The proposed works will enable the facility to be used by community groups as well as the school, who will remain in overall control of the site and manage bookings. The hours of operation are 8.00am to 10.00pm Monday to Friday, 9.00am to 6.00pm Saturdays, Sundays and Bank Holidays.

There are trees adjacent to the site however, none of these are affected by the proposal.

The proposed maintenance /equipment container will be located on the west side of the pitch.

Consultations & Notification Responses

Local residents

No representations received

Environmental Health

The Hours in the CMP do not tally with the Council's standard hours. A validation report is required in respect of the lighting.

Highways

The CMP is acceptable. Conditions required in respect of a car park management plan and a travel plan.

Policy

Core Strategy

The relevant Core Strategy policies are DM1 and EN10

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy EN10 seeks to retain and improve sports provision within the City.

Unitary Development Plan

The relevant saved UDP policy is DC26 which seeks to protect the amenity of an area from the adverse impact of development.

Issues

Principle

This application relates to the site of an existing floodlit all weather pitch that forms part of a school campus. The pitch was provided when the school was developed and was not subject to any conditions. The principle of replacing the pitch and improving the facilities is considered acceptable.

Public Use

The use of the school pitch for private lets is not development.

Fencing

The proposed fencing, both the 4.5 metre and the 1.1 metres are of the same green coated weldmesh design. The 4.5 metre fencing will enclose the whole of the pitch and the associated areas around it, the lower 1.1 metre fencing will just enclose the playing surface. They incorporate time kick boards at low level. Along the sites only road frontage the fence is set back from the footpath behind a palisade fence and a belt of landscaping which includes well established trees. This is standard fencing for the enclosure of an all weather pitch and it is considered that it will not significantly impact on the character or amenity of the area.

Lighting

The proposed lighting columns are located at each corner of the pitch and on the half way line. They have LRD luminaires which result in them being smaller than more traditional floodlights. The proposed poles will be left in their galvanised finish. The application was accompanied by a lighting report and Environmental Health are satisfied that subject to the submission of a validation report the scheme is acceptable. A condition is also proposed to ensure that the lights are also directed on to the pitch at all times.

On balance it is considered that the proposed floodlighting is acceptable.

Maintenance/Store

The proposed container would be 2.5 metres high 6 metres long and 2.4 metres wide. It would be positioned parallel to the side of the pitch on its west side. It would be located with the 4.5 metre high fencing line. The Container would be screen from Denmark road by the existing landscaping to that frontage.

On balance the use of the container is considered acceptable in providing a secure store.

Car parking

The car parking to the east of the site takes access from Denmark Road and does not change as a result of the development. Given that the proposed works involve an upgrade of the existing facilities on the site the use profile is unlikely to change. On that basis it is considered that the conditions requested by Highways in respect of a travel plan and a car park management plan would be unreasonable.

Hours

The proposed hours of 8.00am to 10.00pm Monday to Friday and 9.00am to 6.00pm Saturdays Sundays and Bank Holidays has raised no concerns with Environmental Health. There are currently no restrictions in the hours the pitch can be used. However, in the absence of an objection from Environmental Health it is considered that the proposed hours are not excessive.

Trees

No trees need to be removed as part of the development although some overhanging branches will need pruning. On balance it is considered that the proposed development will not have a significant impact on tree coverage.

Residential amenity

There is residential accommodation to the north and west of the site. The properties to the north present their side gables to the site and whilst one of them has windows in the gable it is separated from the site by Denmark Road, which is a busy route and therefore any impact on these properties would it is considered not be significant.

To the west is a modern 5 storey flat development at its closest there is a gable which is 30 metres from the pitch, the gable only contains windows to circulation areas. The main face of the building is 63 metres from the pitch across the developments car park and an elevated area of amenity space. In view of the distance involved it is not considered that the proposed development would have a significant impact.

In reaching these conclusions consideration is given to the fact that this is an existing facility that can be used in an unrestricted manner.

CMP

The hours of working in the CMP have been amended and are now in line with those required by the Council.

Conclusion

The proposed development will help to improve sports provision both for the school and the wider community. It therefore accords with Council policy and is considered to be acceptable.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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:

SIS-009-01 received 24 March 2021

SIS-009-03 received 24 March 2021

SIS-009-04 received 24 March 2021

SIS-009-05 received 24 March 2021

Design and Access Statement, First Issue, dated 1 March 2021 received 18 March 2021

Artificial Turf Pitch SIS 009 dated 1 March 2021 received 18 March 2021

OptiVision LED gen 3.5 received 18 March 2021

Proposed Materials and Appearance received 18 March 2021

Construction Management Plan reference 21-9008 received 11 May 2021

Arboricultural Impact Assessment reference JSL3969 V1 dated 12 April 2021, received 13 April 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) The development hereby approved shall be constructed using the materials specified in the drawing titled "Proposed Materials and Appearance received 18 March 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 Core Strategy.

4) The development hereby approved shall be carried out in accordance with the provisions of the Construction Management plan reference 21-9008 received on 11 May 2021.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to Core Strategy policy DM1

5) The floodlighting approved as part of this development shall be directed onto the playing surface at all times.

Reason: To protect the amenity of residents from glare should the luminaries become displaced pursuant to Core Strategy policy DM1

6) The floodlighting hereby approved shall not be used outside the following hours:-

Monday to Friday 8.00am to 10.00pm

Saturday, Sundays and Bank Holidays 9.00am to 6.00pm

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7) Prior to the first use of the floodlighting hereby approved a verification report will be required to validate that the lighting 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 Core Strategy Policy DM1.

8) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

77 Acomb Street, Hulme, Manchester, M15 6FQ
19 Cecil Street, Manchester, M15 6GD
27 Cecil Street, Manchester, M15 6GD
25 Cecil Street, Manchester, M15 6GD
23 Cecil Street, Manchester, M15 6GD
21 Cecil Street, Manchester, M15 6GD
17 Cecil Street, Manchester, M15 6GD
60 Acomb Street, Hulme, Manchester, M15 6FQ
52 Acomb Street, Hulme, Manchester, M15 6FQ
77A Acomb Street, Hulme, Manchester, M15 6FQ
Room 6, 77 Acomb Street, Hulme, Manchester, M15 6FQ
Room 4, 77 Acomb Street, Hulme, Manchester, M15 6FQ
Room 3, 77 Acomb Street, Hulme, Manchester, M15 6FQ
Room 5, 77 Acomb Street, Hulme, Manchester, M15 6FQ
Room 1, 77 Acomb Street, Hulme, Manchester, M15 6FQ
76 Burleigh Street, Manchester, M15 6ET
Room 2, 77 Acomb Street, Hulme, Manchester, M15 6FQ
Flat 89, 99 Denmark Road, Manchester, M15 6AZ
Flat 90, 99 Denmark Road, Manchester, M15 6AZ
66 Acomb Street, Hulme, Manchester, M15 6FQ
Flat 55, 99 Denmark Road, Manchester, M15 6AZ
Flat 53, 99 Denmark Road, Manchester, M15 6AZ
Flat 54, 99 Denmark Road, Manchester, M15 6AZ
Flat 66, 99 Denmark Road, Manchester, M15 6AZ
Flat 67, 99 Denmark Road, Manchester, M15 6AZ
Flat 1, 73 Acomb Street, Hulme, Manchester, M15 6FQ
Flat 81, 99 Denmark Road, Manchester, M15 6AZ
Flat 86, 99 Denmark Road, Manchester, M15 6AZ
Flat 87, 99 Denmark Road, Manchester, M15 6AZ
Flat 88, 99 Denmark Road, Manchester, M15 6AZ
22 Denmark Road, Manchester, M15 6FG
Webster Primary School, Denmark Road, Manchester, M15 6JU
68 Burleigh Street, Manchester, M15 6ET
Sports Development Centre, Denmark Road, Manchester, M15 6FG
64 Acomb Street, Hulme, Manchester, M15 6FQ
72 Burleigh Street, Manchester, M15 6ET
75 Acomb Street, Hulme, Manchester, M15 6FQ
20 Denmark Road, Manchester, M15 6FG
26 Denmark Road, Manchester, M15 6FG
16 Denmark Road, Manchester, M15 6FG
18 Denmark Road, Manchester, M15 6FG
Flat 3, 73 Acomb Street, Hulme, Manchester, M15 6FQ
Flat 5, 73 Acomb Street, Hulme, Manchester, M15 6FQ
Flat 2, 73 Acomb Street, Hulme, Manchester, M15 6FQ
Flat 4, 73 Acomb Street, Hulme, Manchester, M15 6FQ
14 Denmark Road, Manchester, M15 6FG
24 Denmark Road, Manchester, M15 6FG
62 Acomb Street, Hulme, Manchester, M15 6FQ
68 Acomb Street, Hulme, Manchester, M15 6FQ

56 Acomb Street, Hulme, Manchester, M15 6FQ
58 Acomb Street, Hulme, Manchester, M15 6FQ
70 Burleigh Street, Manchester, M15 6ET
50 Acomb Street, Hulme, Manchester, M15 6FQ
Flat 3, 99 Denmark Road, Manchester, M15 6AZ
Flat 9, 99 Denmark Road, Manchester, M15 6AZ
Flat 12, 99 Denmark Road, Manchester, M15 6AZ
Flat 16, 99 Denmark Road, Manchester, M15 6AZ
Flat 20, 99 Denmark Road, Manchester, M15 6AZ
Flat 57, 99 Denmark Road, Manchester, M15 6AZ
Flat 28, 99 Denmark Road, Manchester, M15 6AZ
Flat 13, 99 Denmark Road, Manchester, M15 6AZ
Flat 22, 99 Denmark Road, Manchester, M15 6AZ
Flat 43, 99 Denmark Road, Manchester, M15 6AZ
Flat 45, 99 Denmark Road, Manchester, M15 6AZ
Flat 65, 99 Denmark Road, Manchester, M15 6AZ
Flat 76, 99 Denmark Road, Manchester, M15 6AZ
Flat 79, 99 Denmark Road, Manchester, M15 6AZ
Flat 32, 99 Denmark Road, Manchester, M15 6AZ
Flat 93, 99 Denmark Road, Manchester, M15 6AZ
Flat 95, 99 Denmark Road, Manchester, M15 6AZ
Flat 27, 99 Denmark Road, Manchester, M15 6AZ
Flat 10, 99 Denmark Road, Manchester, M15 6AZ
Flat 19, 99 Denmark Road, Manchester, M15 6AZ
Flat 23, 99 Denmark Road, Manchester, M15 6AZ
Flat 49, 99 Denmark Road, Manchester, M15 6AZ
Flat 62, 99 Denmark Road, Manchester, M15 6AZ
Flat 74, 99 Denmark Road, Manchester, M15 6AZ
Flat 2, 99 Denmark Road, Manchester, M15 6AZ
Flat 6, 99 Denmark Road, Manchester, M15 6AZ
Flat 34, 99 Denmark Road, Manchester, M15 6AZ
Flat 40, 99 Denmark Road, Manchester, M15 6AZ
Flat 41, 99 Denmark Road, Manchester, M15 6AZ
Flat 46, 99 Denmark Road, Manchester, M15 6AZ
Flat 61, 99 Denmark Road, Manchester, M15 6AZ
Flat 83, 99 Denmark Road, Manchester, M15 6AZ
Flat 92, 99 Denmark Road, Manchester, M15 6AZ
Flat 31, 99 Denmark Road, Manchester, M15 6AZ
Flat 4, 99 Denmark Road, Manchester, M15 6AZ
Flat 11, 99 Denmark Road, Manchester, M15 6AZ
Flat 36, 99 Denmark Road, Manchester, M15 6AZ
Flat 50, 99 Denmark Road, Manchester, M15 6AZ
Flat 51, 99 Denmark Road, Manchester, M15 6AZ
Flat 56, 99 Denmark Road, Manchester, M15 6AZ
Flat 60, 99 Denmark Road, Manchester, M15 6AZ
Flat 64, 99 Denmark Road, Manchester, M15 6AZ
Flat 73, 99 Denmark Road, Manchester, M15 6AZ
Flat 75, 99 Denmark Road, Manchester, M15 6AZ
Flat 78, 99 Denmark Road, Manchester, M15 6AZ
Flat 26, 99 Denmark Road, Manchester, M15 6AZ
Flat 33, 99 Denmark Road, Manchester, M15 6AZ
Flat 1, 99 Denmark Road, Manchester, M15 6AZ
Flat 35, 99 Denmark Road, Manchester, M15 6AZ
Flat 52, 99 Denmark Road, Manchester, M15 6AZ

Flat 58, 99 Denmark Road, Manchester, M15 6AZ
Flat 59, 99 Denmark Road, Manchester, M15 6AZ
Flat 63, 99 Denmark Road, Manchester, M15 6AZ
Flat 80, 99 Denmark Road, Manchester, M15 6AZ
Flat 82, 99 Denmark Road, Manchester, M15 6AZ
Flat 94, 99 Denmark Road, Manchester, M15 6AZ
Flat 5, 99 Denmark Road, Manchester, M15 6AZ
Flat 7, 99 Denmark Road, Manchester, M15 6AZ
Flat 15, 99 Denmark Road, Manchester, M15 6AZ
Flat 18, 99 Denmark Road, Manchester, M15 6AZ
Flat 8, 99 Denmark Road, Manchester, M15 6AZ
Serviced Apartment 14, 99 Denmark Road, Manchester, M15 6AZ
Flat 17, 99 Denmark Road, Manchester, M15 6AZ
Flat 29, 99 Denmark Road, Manchester, M15 6AZ
Flat 21, 99 Denmark Road, Manchester, M15 6AZ
Flat 25, 99 Denmark Road, Manchester, M15 6AZ
Flat 30, 99 Denmark Road, Manchester, M15 6AZ
Flat 24, 99 Denmark Road, Manchester, M15 6AZ
Flat 37, 99 Denmark Road, Manchester, M15 6AZ
Flat 47, 99 Denmark Road, Manchester, M15 6AZ
Flat 42, 99 Denmark Road, Manchester, M15 6AZ
Flat 38, 99 Denmark Road, Manchester, M15 6AZ
Flat 44, 99 Denmark Road, Manchester, M15 6AZ
Flat 48, 99 Denmark Road, Manchester, M15 6AZ
Flat 68, 99 Denmark Road, Manchester, M15 6AZ
Flat 69, 99 Denmark Road, Manchester, M15 6AZ
Flat 70, 99 Denmark Road, Manchester, M15 6AZ
Flat 71, 99 Denmark Road, Manchester, M15 6AZ
Flat 72, 99 Denmark Road, Manchester, M15 6AZ
Flat 77, 99 Denmark Road, Manchester, M15 6AZ
Flat 85, 99 Denmark Road, Manchester, M15 6AZ
Flat 84, 99 Denmark Road, Manchester, M15 6AZ
Flat 91, 99 Denmark Road, Manchester, M15 6AZ
Flat 39, 99 Denmark Road, Manchester, M15 6AZ
54 Acomb Street, Hulme, Manchester, M15 6FQ

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH