

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130268/FO/2021

Date registered valid: 30 April 2021

Proposal: Installation of access ramp and steps

Address: Birchfields Primary School, Lytham Road, Manchester, M14 6PL

Ward(s): Rusholme Ward

Applicant: Mr Ken Clifford, Birchfields Primary School, Lytham Road, Manchester, M14 6PL

Agent (if any): Mr Jeff Heskinen, Jeff Heskinen Ltd, 12 The Spinney, Lancaster, LA1 4JQ

Case officer: Constance Phillips
Tel: 0161 234 5792
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Recommendation: Approve

Date of recommendation: 25 June 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 10 June 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 17 May 2021 Expired: 7 June 2021

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a large single storey primary school, with its car park to the east, nursery to the west and the playground and playing field behind, along with the MEA secondary school to the north across the road. The entrance in question lies on Lytham Road.

Description of area

The area around the site is a mixture of residential, red brick semi-detached and terraced housing, educational and commercial, situated on the edge of Levenshulme within the Rusholme ward. It benefits from being close to both Fallowfield and Levenshulme District Centres, making it within walking distance of many shops and transport links.

Description of development

The school wishes to build an access ramp, steps and lay new hardstanding to the Lytham Road parents entrance, to improve safety and accessibility.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles

The National Planning Policy Framework (NPPF, 2018)

- Chapter 8 - Promoting Healthy and Safe Communities
- Chapter 12 - Achieving Well-Designed Places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of the proposal, to install an access ramp and steps to facilitate access from the public footpath/street down to the entrance of the school, is acceptable. However, consideration must be given to the proposal's siting, scale, massing, design and impact upon the character of the area. The proposal is not sited close enough to any residential dwellings to impact upon residential amenity.

Siting, scale and Massing – The ramp would be situated between the parents entrance and Lytham Road public highway, which are separated by high metal fencing. It would connect the footpath to the doors, to enable disabled parents/pupils and parents with pushchairs to enter the school building more easily and safely, as the design and access statement mentions past accidents on this currently sloping area of hardstanding which becomes dangerous when wet. The external area to the front of the school is enclosed by high fencing and features existing hardstanding and areas of planting, which would partially screen the ramp platform from view. The siting of the ramp is considered appropriate. The proposed ramp would have an overall width across the front elevation of 11.8m (an 8m long ramp and two landings), a depth of 1.5m (between railings), a maximum height of 0.9m to the handrails and an overall rise of 0.4m from front doors to the footpath, incorporating one slopes between two landings. The size of the ramp is not deemed bulky or excessive and therefore accords with policy DM1.

Design, appearance and visual amenity – It would be a simple construction, consisting of tubular steel handrails sat atop pre-cast concrete paving flags. The development entails an additional area of hardstanding using 'conipave', which is anti-slip and water permeable. The ramp would be visible from the public highway due to the positioning of the proposal in front of the entrance facing north onto the street, however, the design is to be expected of this type of development, the ramp is not considered unsightly or conspicuous and should not significantly impact upon the visual amenity of the area and is largely screened from view by the fencing and planting.

Conclusion – The proposal accords with the principals set out in policies DM1, DC1 and SP1, specifically DM1's point on 'Accessibility: buildings and neighbourhoods fully accessible to disabled people' and allowing 'design for health' and DC1.5; 'the Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations.' Therefore the development detailed above is considered acceptable and works may commence in accordance with the following conditions.

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 problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawing numbered '2 Rev A', stamped as received by the City Council as Local Planning Authority along with the application form on the 30th April 2021.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Manchester Enterprise Academy Central, 60A Lytham Road, Manchester, M14 6PL

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Susceptible to Surf Water Flood (Less)
Area Team Boundary - Name: SOUTH