

Sue Wills (Development Management North Planning)

Manchester City Council
Floor 6 Town Hall Extension
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Submitted online via Planning Portal Ref PP-09963051

Dear Sue

PROPOSED TEMPORARY SINGLE STOREY MOBILE SEND CLASSROOM BUILDING FOR A PERIOD OF 18 MONTHS

GRANGE SCHOOL, MATTHEWS LANE, LEVENSHULME, MANCHESTER, M12 4GR

Further to our recent discussions, please find enclosed on behalf of 'Elite Systems' (The Applicant) a planning application seeking full planning permission for the above proposed temporary development.

The application is comprised of the following documents:

Application Fee

- Application Fee of £1,386.00 based on proposed total GEA floorspace of 202m².

Documents

- Application Form
- Correspondence with Sport England
- Mechanical and Engineering Information

Drawings

- 1300 Site Location Plan (Manchester SEND)
- 2101-7 General Arrangement / Floor Layout
- 2107-7 Proposed Elevations

Planning Considerations

The site is located within an established education site (Use Class D1), namely Grange School on Matthews Lane. The school is currently undergoing some refurbishment works, and there is a need for a temporary Special Education Needs mobile classroom unit. The mobile unit is likely only to be required for a period of 9 months beginning September 2021, however this application seeks temporary consent for a period of 18 months in case of any onsite delays with the main school thus avoiding the need for a future Section 73 application(s).

The new single storey temporary block has a total GEA and GIA of 202m² and 200m² respectively.

The school explored a number of locations to accommodate the temporary unit. The most feasible option, as shown on the enclosed Site Location Plan, was to position the unit in the northern part of the existing external play area, immediately south of the Sports Hall. This location allows the temporary unit to be operated independently from the existing school whilst safeguarding the pupils.

The temporary classroom will be screened off by the existing vegetation/trees along Mount Road.

The project team has already liaised with Fiona Pudge from Sport England. The feedback from Sport England dated 15.12.20 is enclosed for reference. Fiona confirmed that Sport England has no issue with the temporary accommodation being located on the MUGA subject to its reinstatement once the temporary unit is removed from the site.

Sport England suggested the imposition of a 'pre-commencement' condition requiring a scheme for the removal of the temporary unit and the reinstatement of the MUGA. It is considered that this condition is unnecessary, because the temporary unit will have no physical long term impact on the surface of the MUGA. The proposal does not require any ground invasive works to install the temporary unit. Given the unlikelihood of there being any significant damage, a compliance condition would be more appropriate that requires The Applicant to make good any damage caused to the MUGA once the unit is removed from site. If necessary, The Applicant can provide further information regarding installation / construction technique if this was to assist.

As noted the above, the proposal does not require any ground invasive works. All utilities will be serviced above ground as follows:

- Electrics will be supplied via the adjacent sports hall as a point of service to the temp classrooms. This includes using the sports hall switchboard, fire alarm panel, intruder alarm panel, data, access control and CCTV.
- Drainage will be provided via a new above ground foul water tank system.
- Water will be provided via a new mains cold water service supply to be connected into the existing mains supply in the sports hall plantroom, all above ground.

In light of the above, it is considered the proposal satisfies relevant policies from the Manchester Core Strategy (2012), which includes:

- EN1 (Design)
- EN10 (Safeguarding Sport / Recreation Facilities)
- EN18 (Contaminated Land and Ground Stability)

Summary

Overall, the accompanying documentation demonstrates that the proposal should be considered acceptable in principle and all other detailed design aspects including its siting, layout, scale, massing, height, appearance, use of materials, impact on trees and landscaping.

It is considered that the proposal satisfies all relevant planning policy tests at national and local levels and should therefore be granted planning permission.

We trust you have all the information required to validate and determine the application in accordance with our pre-application conversation, however please do not hesitate to contact me if you have any queries.

Yours sincerely

Indy Shokar
Planning Director

cc. Oliver Kemp, Elite Systems