

Our Ref: A113272

Your Ref: PP-09525450

FAO: Jennifer Connor

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

28 May 2021

Dear Jennifer,

**CHS SOUTH, MAULDETH ROAD WEST, CHORLTON
S73 APPLICATION TO AMEND CONDITIONS ON PERMISSION 124685/FO/2019**

On behalf of our client, the Department for Education, we have been instructed to submit a Section 73 minor material amendment application to amend conditions 22 (Sports Facilities Use Times) and 23 (Delivery Times) associated with planning permission 129076/FO/2021 at the above school site. Permission on the site was granted on 15th November 2019 for the following development description:

“Construction of a part three, part two, part single storey building to provide a new secondary school with associated sports facilities and floodlighting, external landscaping, car park, cycle store and access as well as replacement outdoor provision for a police dog training area and police horse paddocks”

In addition to amending conditions 22 and 23, this application also provides the necessary information to satisfy the requirements of the below condition.

- Condition 21: School Opening Hours.

Within any new decision notice we are therefore seeking for condition 21 to be amended to reflect its requirements being discharged.

The application is accompanied with the following documents:

- School / Site Operating Hours document;
- Acoustic Design Strategy – Stage 4; and
- Site Masterplan (dwg ref: FS0756-DHL-XX-Z0-DR-L-00001 C08) – Highlighting location of service yard.
- Fence Line General Arrangement – (dwg.no FS0765-DHL-XX-Z0-DR-L-0006 Rev C05) – Showing service yard screening treatment.

The information submitted with regards to amending the aforementioned conditions is outlined in detail further in this letter. The fee in the amount of £234 has been paid for via the Planning Portal's online payment system.

Condition 22 – Sports Facilities Use Times

The condition sets out the times when the sports pitch can be used and reads as follows:

No activities on the pitch / field / court outside hours of:

Monday to Saturday 09.00 to 21.00

Sunday and Bank Holidays 09:00 to 17:00

Permission is sought to amend the hours of use of the sports pitch on Monday to Fridays beginning at 08.30 rather than 09.00. This is to ensure that the pitches are made ready for the student's use prior to the first lessons starting and to ensure that the school's curriculum can be delivered in full – See information relating to discharging Condition 21 further in this letter. No changes are proposed to the times of use on Saturdays, Sundays or Bank Holidays. Similarly, no extension to the already permitted hours in the evening period are being sought.

Use of the outdoor sports pitch from 08.30am Monday-Friday is critical for the school delivering their curriculum. Morning registration is planned to take place at 08.30, with the first lesson of the school day planned to commence at 08.45. If use of the pitches would not be available from 08.30, the whole school day and its opening time would need to be changed. In practice, pupils would be arriving and congregating at the site at this time in the morning in preparation for the start of the school day. Any noise associated to the use of the sports pitch for this additional 30 minute period would therefore not materially impact the noise environment of the site.

The application is accompanied by an Acoustic Design Strategy, prepared by BDP, which has modelled the noise levels which would emanate from the sports pitches. The results show that noise levels at the nearest sensitive receptors would be below 50dB, which conforms to Sport England and World Health Organisation guidance. We therefore seek for the condition be amended to read as follows:

No activities on the pitch / field / court outside hours of:

*Monday to Fridays **08.30** to 21.00*

Saturdays 09.00 to 21.00

Sunday and Bank Holidays 09:00 to 17:00

Condition 23 – Delivery Times

The condition sets the delivery times to the site and is worded as follows:

“Deliveries, servicing and collections, including waste collections, shall not take place outside the following hours: 07.30 to 20.00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays”

An earlier time for the commencement of deliveries from 06.30 on Monday to Saturday is sought. The earlier delivery times are requested in order to facilitate the delivery of fresh produce arriving on site and to allow food to be prepared by kitchen staff in advance of breakfast being served to students at 08.00 (see the supporting information relating to discharging Condition 21 for full details).

Early deliveries in the period between 06.30 and 07.30 are required to be made three times a week by a standard sized (7.5T to 18T) vehicle – these are the same requirements which exist at the school trust's other site at Chorlton High School. The school trust is experienced in responsibly managing deliveries to their sites having done so at their Chorlton High School site for many years without complaint.

Deliveries would be undertaken within a designated delivery yard. The delivery yard is approximately 55m away from the nearest residential property, which is also located on the opposite side of the Mauldeth Road West dual carriage way. The service yard is screened on its southern and western sides by close boarded timber acoustic fencing, which will serve to significantly reduce the outbreak of noise from this location when deliveries are being undertaken. The kitchen delivery access door is also very conveniently sited directly adjacent to the service yard. Furthermore, the ground level of the delivery yard is formed below that of the adjacent highway, with significant tree planting screening the location on its northern and western sides, which will provide further help to contain the outbreak of any noise.

The noise assessment undertaken found background noise levels to be dominated by road traffic noise. All of the neighbouring residential properties are a relatively short distance from the Mauldeth Road West dual

carriageway. As such, passing vehicles will already be providing a source of noise within the locality in the morning period.

On the basis of the information presented and the limited delivery requirements required in the morning period it is not considered that the earlier delivery times would materially impact any nearby sensitive receptors. We therefore propose to amend the condition to read as follows:

*“Deliveries, servicing and collections, including waste collections, shall not take place outside the following hours: **06.30** to 20.00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays”*

As set out in the submitted Operating Hours document, our client is open to waste collections being kept within their currently specified times, should the Council deem it necessary.

Condition 21 – School Opening Hours

The condition requires the submission for agreement of the school's opening hours. The application is accompanied by a School Operating Times Document which has been prepared by the High School. In brief, the operating hours for the school site are proposed to be;

06.30 to 22.00 Mondays to Friday;
08.00 to 21.00 on Saturdays; and
08.00 to 17.00 on Sundays and Bank Holidays.

The period from 6.30 to 8.30am is to allow for the morning opening up of the site and school, cleaning of the building and lesson preparation times for teachers. The proposed operating hours also reflect the evening periods when the school's sports facilities would be open for community use (up to 21.00 Monday-Friday). The period from 21.00 to 22.00 is purely to allow for the safe lock down and securing of the site,

The normal school day is identified within supporting School Opening Times document. To summarise, the school would be open to students from 08.00, to allow breakfast to be served, with registration at 08.30 and first lessons beginning at 08.45. The academic day would end at 14.45 and enrichment activities would continue up until 16.00.

The operating times have been designed so as to avoid clashes with nearby schools, particularly Loreto High School, and to minimise the impacts of student congestion in the local area. Full details can be found contained with the submitted School Operating Times document.

Through the submission of the required detail for this condition, we are seeking for the wording of the condition to be suitably updated in any new decision notice to reflect the submission requirements being discharged.

Summary

I trust the information enclosed along with this application is sufficient to allow the Council to determine this Section 73 minor-material amendment application. Please do not hesitate to contact me if you have any questions or require any further information.

Yours sincerely



Chris Bradshaw

Senior Planner

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