

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128522/FO/2020

Date registered valid: 6 November 2020

Proposal: Marquee on school grounds to be used as an external shelter for students during the winter period

Address: Manchester High School For Girls, Grangethorpe Road, Manchester, M14 6HS

Ward(s): Fallowfield Ward

Applicant: Mr John Moran, Grangethorpe Road, Manchester, M14 6HS

Agent (if any): Mr John Piercy Holroyd, Walker Simpson Architects 33 Piccadilly , Manchester, M1 1LQ

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Temporary Approval

Date of recommendation: 06.01.2020

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: None Undertaken due to Covid 19 pandemic

Standard consultations:

Printed: 11 November 2020

Expired: 2 December 2020

Neighbour notifications

Printed: 15 December 2020

Expired: 5 January 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

Description

Manchester High School for Girls is located on Grangethorpe Road in Fallowfield. The grounds of the school extend from Wilmslow Road in the east along Grangethorpe Road with Platt Fields Park bordering the school to the north, west and south. This application relates to the temporary siting of a marquee within the school grounds (on the southern side of the main school building) as a Covid 19 measure to allow school children additional covered external space.

The proposals is to cover the winter period, given the unknown length of the need for the Marquee at the point of determining the application consideration by the City Council as local planning authority has been given for the marquee to be in-situ until the end of the current school year.

Consultations & Notification Responses

Environmental Health - No objections.

Highway Services - No objections.

Sport England - Does not wish to raise an objection to the application.

Policies

The Development Plan

Manchester's Core Strategy Development Plan Document was adopted on 11 July 2012. It now forms part of the development plan for Manchester and its policies will provide the basis for planning decisions in the City. The Core Strategy replaces a large number of policies in the Unitary Development Plan; however, some of the UDP policies will remain extant until they are superseded by policies in a future Development Plan Document.

Core Strategy Development Plan Document

Policy SP1 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment.

Policy DM1 - seeks to ensure that new development contributes to the overall aim of the Core Strategy, and seeks to protect the amenity of an area from the adverse impacts of development.

Issues

Siting and layout - The proposals would be located well within the school site and would not be readily visible from outside the school grounds.



Approximate location of temporary Marquee

Residential Amenity - There are no residential properties adjacent to the site.

Visual amenity - The proposals are for the siting of a temporary structure and are considered to have a minimal impact on the appearance of the school buildings and no impact outside of the school grounds and are therefore considered 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

The application has been determined in a positive and proactive manner. No issues have arisen during the course of considering the application.

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 31st July 2021 and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. The land shall be reinstated within 2 months.

Reason - In the interests of the visual amenity of the area pursuant to policy DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Sport England

45 Langley Road, Manchester, M14 6LN
3 Albion Road, Manchester, M14 6LT
1 Albion Road, Manchester, M14 6LT
2A Albion Road, Manchester, M14 6LT
182 Grangethorpe Road, Manchester, M14 6JA
182A Grangethorpe Road, Manchester, M14 6JA
2 Albion Road, Manchester, M14 6LT
Manchester High School For Girls Playing Fields, Birchfields Road, Manchester, M14 6HS
50 Mabfield Road, Manchester, M14 6LW
Oakley, 188 Wilmslow Road, Manchester, M14 6LJ

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) -
Area Team Boundary - Name: SOUTH