

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128746/FO/2020

Date registered valid: 29 January 2021

Proposal: Erection of a single storey extension to form additional teaching accommodation following demolition of existing canopy

Address: Cravenwood Primary School , Cravenwood Road, Manchester, M8 5AE

Ward(s): Crumpsall Ward

Applicant: Estates Manager Fay Hayward United Learning Worldwide House, Thorpe Wood, Peterborough, PE3 6SB

Agent (if any): Alex Macbeth ADP Architecture Limited 1 Portland Street, Manchester, M1 3BE

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 March 2021

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 3 February 2021 Expired: 24 February 2021

Neighbour notifications

Printed: 3 February 2021 Expired: 24 February 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: No

Tree Preservation Order: No

The Site - This application relates to Cravenwood Primary School that is located on Cravenwood Road in the Crumpsall area of North Manchester. The area surrounding the application site is residential in nature.

The Proposal - Planning permission is sought for the demolition of the existing enclosed canopy structure adjacent to the school building situated on the north east side of the school and the erection of new single story extension to be located within the removed canopy area.

The refurbished areas are intended to accommodate additional teaching space for the existing early years facilities. There is no increase to the pupil numbers as a result of the development.

Site History

096139/VO2011 CITY COUNCIL DEVELOPMENT Erection of single storey classroom extension to north-west corner of existing school.

092425/VO2010 Erection of a 2 storey extension to existing school following partial demolition of existing building and modification to existing pedestrian access path into the school building.

091386/VO/2010 CITY COUNCIL DEVELOPMENT Retrospective application for the installation of one double and one single temporary classroom blocks on main playground for a period of 18 months.

083254/VO/2008 CITY COUNCIL DEVELOPMENT Erection of enclosed canopy to provide extension to existing covered play area.

Consultations & Notification Responses

Local residents were consulted and no objections were received.

Environmental Health - were consulted and raised no objections to the proposal subject to the construction hours be restricted and any external plant and equipment that may be required be acoustically attenuated and recommended that a contaminated land condition be attached to the consent. In light of these comment an informative has been added relating to the hours of construction and a noise condition has been added to the consent.

The Highways Team- were consulted and raised no objection to the proposal subject to a construction management plan be added to the consent by the means of the a condition.

The Flood Team - were consulted and recommended a surface water condition and recommended a sustainable drainage system be incorporated into the design and suggested that an informative be added to the consent to address this issue.

The Tree Section -were consulted and commented the development will require the removal of several trees due to the proposed new building position. However, the applicant has confirmed that no trees would be removed a part of the proposal and a tree retention condition has been attached to the consent.

Greater Manchester Police- have recommend security measures be implemented as part of the proposals the details have of such have been as an informative to the consent.

Issues

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Policy Context

The following local and national policies and documents are considered relevant in the determination of the application proposals.

National Planning Policy Framework

Chapter 8: Promoting healthy and safe communities

Chapter 9 : Promoting sustainable transport

Chapter 12 -Achieving well-designed places

National Planning Policy Guidance (NPPG)

The relevant sections of the NPPG are Noise and Design.

These largely relate to detailed aspects of a planning submission which are addressed in the following section of the report; the conclusions of the necessary assessments is that the proposal accords with the general principles of the NPPG.

Manchester Core Strategy

Policy SP1 - Spatial Principles

Policy DM1 - Development Management

Principle

The principle of increasing the size of classrooms within the primary school is considered to be acceptable. However, the potential impact of the proposal on the neighbouring properties must be assessed.

Visual Amenity

It is acknowledged that the installation of a single storey extension within the courtyard area would be partly visible from Lowther Road. Tree planting within the school site on Ewing Close would reduce the visibility of the proposed extension during the summer months and coupled with a robust boundary treatment currently in situ the extension is barely visible from outside the curtilage of the school. The proposed materials are annotated on drawing however further details including material sample are required and an appropriate condition has been attached to the consent.

Due to the size and positioning on the host building the location of the extension shrouded by trees and fencing. It is considered that the proposed extension would not adversely impact on visual amenity of the surrounding residents and would accord with policy DM1 of the Core Strategy.

Layout

The development comprises of new teaching space in addition to new storage rooms. The proposed footprint of site within that of the enclosed canopy structure to be removed. The proposal will not exceed the height of the existing adjacent school buildings. No change is proposed to the access to the buildings with all existing routes being maintained and existing exit from adjacent room continued through the proposed classroom. The route onto the play spaces from the extension will be level.

Residential Amenity

The proposed single storey extension would be visible from Lowther Road and would be partially screened by existing building forming the school courtyard and due to mature tree planting within the school site along this boundary with Station Road. The extension creates a fully enclosed classroom sufficient distance from residential dwelling houses. Therefore, it is considered that the proposed single storey extension would not adversely impact on the amenity enjoyed by residents within the surrounding area.

Disabled Access

The proposed extension would have level access and be in proximity to the existing accessible toilet facilities within the school.

Contaminated Land

Environmental Health have suggested that this is the site of a former potential contaminating use and a condition to require the contaminated land condition be attached to the consent to ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Security

The school has security measures incorporated within the site and it was noted that during the site visit secure boundary fencing with control access was in situ. However, GMP recommend that the following security measures be incorporated into the consent

- o The new external fittings (i.e. shutters, windows or doors, cycle storage) should be certified to Secured by Design standards.
- o All aspects of the proposed extension, particularly doorways should be illuminated with dusk til dawn lighting.
- o Coverage for any CCTV systems and alarms will need to be reviewed to check all areas of the development are covered and an informative has been added to the proposal.

Highways

Given the position of the extension there are no highways issues relating to the proposal, However, to effectively maintain the current arrangements relating to impact on traffic visiting and servicing the school a construction management plan has been added to the consent by the means of the a condition.

Flood Management

A surface water condition has been attached to the consent and a sustainable drainage system is required to be incorporated into the design by the means of an informative to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

The Tree Section

Were consulted and commented the development will require the removal of several trees due to the proposed new building position. However, the applicant has confirmed that no trees would be removed a part of the proposal. This information has been relayed to the tree section and no additional comments have been received. Therefore, a tree retention condition has been attached to the consent which means any existing tree, shrub or hedge which is shown on the approved plans are protected.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance the local planning authority had no issues to raise with the applicant/agent, but have attached appropriate conditions to the approval.

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:

0930 Revision D1 P2,
1027 Revision S2 P3,
1028 Revision S2 P1,
1204 Revision D1 P2,
1301 Revision S2 P1,

The Location Plan and the Design and Access Statement, stamped as received on the 1 December 2020.

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) Notwithstanding details received, no development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise 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 agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

5) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

6) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

o The routing of construction traffic;

- o Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

The development shall only be carried out in accordance with the approved Construction Management Plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

7) Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. This shall include:

- o A drainage layout showing components, connectivity and discharge points.
- o Maximised use of green SuDS components; such as rain gardens, green roofs/walls, rainwater harvesting systems. Such components are of educational and enrichment value as well as offering environmental and water management benefits.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

(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.

Informatives

1) o The new external fittings (i.e. shutters, windows or doors, cycle storage) should be certified to Secured by Design standards.

o All aspects of the proposed extension, particularly doorways should be illuminated with dusk til dawn lighting.

o Coverage for any CCTV systems and alarms will need to be reviewed to check all areas of the development are covered.

2) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

3) The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit

14 Lowther Road, Manchester, M8 5BD
Flat 2, 1 Station Road, Crumpsall, Manchester, M8 5BS
Flat 1, 1 Station Road, Crumpsall, Manchester, M8 5BS
1 Ewing Close, Manchester, M8 5EE
Flat 1, 19 Lowther Road, Manchester, M8 5BD
Flat 2, 19 Lowther Road, Manchester, M8 5BD
19 Lowther Road, Manchester, M8 5BD
5 Ewing Close, Manchester, M8 5EE
3 Ewing Close, Manchester, M8 5EE
42 Seymour Road, Manchester, M8 5BR
19 Andover Walk, Manchester, M8 5AJ
17 Andover Walk, Manchester, M8 5AJ

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1