

Our Ref: A113272

Planning Portal Reference: PP-09429848

4th February 2021

FAO: Jennifer Connor
 Planning
 Manchester City Council
 PO Box 532
 Manchester
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Dear Jennifer,

SITE OF CHS SOUTH SCHOOL, MAULDETH ROAD WEST, CHORLTON-CUM-HARDY
APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REFERENCE
124685/FO/2019

On behalf of the applicant, the Department for Education, please find enclosed an application for a non-material amendment (NMA) to planning permission 12468/FO/2019, which gave consent for the development of a new secondary school with associated sports pitches, external landscaping and car parking at the site. The school site is located to the south of Mauldeth Road West on land formerly associated to the Hough End Centre.

The site is currently in the process of being built out for the approved development.

This non-material amendment application seeks approval for a series of minor design changes which include the following:

- Amendments to the previously approved soft landscaping scheme and planting proposals;
- Amendment to landscaping to rear of Sports Hall building;
- Minor amendments to the layout of parking spaces within staff car park; and
- The installation of 2no. external storage containers within the site for sports equipment.

The application is accompanied by the following proposed substitute drawings, as identified in the below table. For completeness, where applicable to the proposed amendments, each of the relevant previously approved site drawings has been updated and is presented.

Previously Approved Drawings (Ref. 124685/FO/2019)	Revised Drawings Submitted with this NMA Application
• Proposed Site Plan - Dwg no. P5137_01120	• (Superseded by updated Site Masterplan)
• Site Masterplan – Dwg no. CHS-DHL-Z0-Z0-DR-L-0001 Rev P04	• Site Masterplan – Dwg no. FS0756-DHL-XX-XX-Z0-DR-L-00001 Rev C07
• Planting Plan – Dwg no. CHS-DHL-Z0-Z0-DR-L-0003 Rev P02	• Planting Plan – Dwg no. FS0765-DHL-XX-Z0-DR-L-00003 Rev C05
• Paving Materials and Street Furniture – Dwg no. CHS-DHL-Z0-Z0-DR-L-005 Rev P02	• Paving Materials and Street Furniture – Dwg no. FS0765-DHL-XX-Z0-DR-L-00005 Rev C06

Fence Line General Arrangement – Dwg no. CHS-DHL-Z0-Z0-DR-L-0006 Rev P03	Fence Line General Arrangement – Dwg no. CHS-DHL-Z0-Z0-DR-L-00006 Rev C05
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Additional Information Submitted

- Photo images of storage containers – Ref. 001

Planning History

The original planning permission to develop a secondary school on the site was granted in November 2019 with the reference 124685/FO/2019. Construction is scheduled to complete to allow for the school to open for the start of the September 2021 academic year.

Proposed Amendments and Reasoning

Soft Landscaping and Planting Scheme

Following the award of planning permission, the detailed design process has presented a number of difficulties to implementing the planting scheme as originally approved. As such a need for minor changes to the soft landscaping proposals are required.

The amendments required principally relate to the proposed soft landscaping and tree planting arrangements for part of the site's frontage to Mauldeth Road West, located between the pupil-drop off area and the site's northern boundary. The challenges presented in this area stem from the requirements to accommodate necessary underground services as well as perimeter fencing, combined with a narrow available soft landscaping area. The narrow landscaping strip in this location is on a slope to tie in between the existing footpath and the new site levels. This is coupled with the need to ensure that the adjacent public pedestrian footway is not compromised in future years by root growth from any new tree planting.

Given the constraints for this area of landscaping, it has been established that providing a continuous line of new tree planting is not achievable, as originally proposed. Revisions to the planting scheme are therefore proposed which would still seek to retain a continuous green landscaping buffer along the site's northern boundary. In the area where insufficient space for viable new tree planting has been identified, a 44m section of replacement native hedgerow is proposed to be introduced in their place. Opportunities have also been taken in other areas of the site to bolster the extent of new tree planting alongside the northern perimeter of the site where feasible. The impacted area and the proposed section of replacement native hedgerow is identified in figure 1 below.

Overall, a small increase in the total number of new trees to be planted on the site is proposed as result of the amendments, increasing the number of trees to be planted from 82 to 85.

Elsewhere within the site, a minor change to the extent of soft landscaping coverage is proposed to the rear of the sports hall building, omitting a small area of grass turf and relocating 3no. trees. The trees are shown relocated between the all-weather pitch and MUGA. This proposed amendment is presented in order to improve accessibility and usability of this space which connects the sports hall's changing rooms to the all-weather sports pitch and which offers a natural area for congregation.

Finally, low level sections of soft planting directly adjacent to the school building elevations have been omitted to improve maintenance access.



Fig 1. Proposed amended landscaping adjacent to Mauldeth Road West frontage

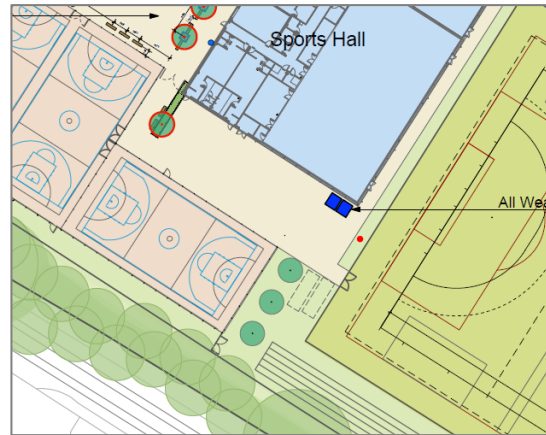


Fig 2. Proposed amendment to rear of sports hall building

Staff Car Park Layout

Within the staff car park area, a minor change is shown to the layout of a limited number of parking spaces close to the exit vehicle lane. This amendment has been made in order to simplify the parking layout. The overall number of car parking spaces to be provided is unaffected, as is the circulation route for vehicles.

Storage Containers

An amendment to incorporate the installation of 2no. storage containers is proposed. The containers would be located towards the back of the site, positioned adjacent to the southern wall of the sports hall building (as shown on figure 2 above). The containers would be used by the school for the storage of outdoor sports equipment, with the containers currently being used at their existing site.

In terms of size, each container would be 2.1m wide x 2.4m in length x 2.1m high. They would be of a steel construction and in a dark green colour (RAL 6007). Photograph images of the containers are provided with this application.

It is noted that the containers could potentially be installed under permitted development rights once the school is operational under the provisions provided by Schedule 2, Part 7, Class M of the General Permitted Development Order 2015 (as amended). The permitted development rights allow for the erection of school buildings providing that they are within prescribed size limits and parameters. The proposed installations would comfortably fall within those accepted parameters.

Pre-application Engagement

Pre-application engagement has taken place with Jennifer Connor on behalf the local planning authority. This has been conducted to discuss the extent of the proposed changes and the appropriate type of application to be submitted in order to seek approval for the amendments. Following initial engagement, further design improvements were made to the draft designs in order to strengthen the extent of planting to be incorporated along the Mauldeth Road West frontage, close to the northern boundary line of the site.

Summary and Conclusion

This non-material amendment application seeks a series of minor changes within the external environment around the school building which have become necessary to incorporate following the progression of further design detail for the scheme.

The amendments are sufficiently minor so as to not materially impact upon the overall development scheme. The quality of the development would not be negatively impacted by the proposed amendments. As such, we consider that the proposed amendments can appropriately be considered as non-material.

I trust this information is sufficient and look forward to receiving confirmation that the application has been made valid. Should you have any queries, please do not hesitate to contact me.

Yours faithfully,



Peter Campbell
Associate Planner (MRTPI)
Tetra Tech Environment Planning Transport Limited