



Planning Statement

Erection of a single-storey detached building for educational use (Class F.1) comprising of classrooms, WC's, plant room, store, ancillary offices and canopy linkway to the existing building, provision of additional car and cycle parking areas, drop off area, playground, landscaping, external works and servicing.

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I. INTRODUCTION

- I.1 Planning permission is sought for a single storey educational building and associated works at Connell Co-Op College, 301 Alan Turing Way, Manchester M11 3BS. The description of development is as follows:

Erection of single-storey detached building for educational use (Class F.1) comprising of classrooms, WC's, plant room, store, ancillary offices and canopy linkway to the existing building, provision of additional car and cycle parking areas, drop off area, new playground, landscaping, external works and servicing.



Figure I: Location Plan

- I.2 Connell Co-Op College is a Sixth Form College located on Alan Turing Way, it is in Eastlands, located between Beswick and Openshaw West areas in East Manchester. The current buildings front the A6010, Alan Turing Way with a predominantly brick, glass and rendered façade and hard landscaping to the front elevation.
- I.3 The current site is made up of one building with associated car parking, outdoor recreational areas and landscaping to the east and south-east of the site. There is a semi-mature tree-lined boundary which runs along the north and east of the site. Pedestrian access to the site is from Alan Turing Way located to the west of the site and from a footpath which runs along the eastern side of the vehicular access from Wilson Street, which provides pedestrian access through the car park. Vehicle access is from Wilson Street to the south.
- I.4 This planning statement seeks to provide an overall summary of the existing site and surroundings; the relevant planning history of the site, and to provide justification for the proposed works, in the context of the local surroundings and the required information highlighted within the local validation checklist, in order to support Manchester City Council in the determination of this proposal and demonstrate that the proposed works comply with the policies of relevance within the Development Plan. The report is structured in the following format:
- Section 2: Site & Surroundings
 - Section 3: Planning History
 - Section 4: The Proposal
 - Section 5: Planning Policy Framework
 - Section 6: Scheme Assessment
 - Section 7: Conclusion

- 1.5 This statement, which should be read in conjunction with the supporting information submitted with the application, aims to give an appraisal of the planning issues and merits in context with planning and other policies, guidance and material considerations.
2. SITE & SURROUNDINGS
 - 2.1 Connell Co-Op College is 3-storey detached, modern Sixth Form College located on the east side of the A6010, Alan Turing Way in an area known as the Beswick Community Hub. The current building was completed and occupied in 2014 and is currently operated by the Co-operatives Academies trust. The Sixth Form College is currently made up of approximately 540 no. 16 – 19-year-old college students.
 - 2.2 The site is bound to the west by Alan Turing Way, to the south by Wilson Street, to the north by the English Institute of Sport and to the east by Manchester City FC Team Centre and Training ground. Further afield, the Etihad Stadium is located to the north-west and to the northeast lies Sportcity district centre which includes an Asda superstore, the velodrome and Manchester City Academy Stadium.
 - 2.3 The surrounding area is characterised by a mix of residential and commercial properties, particularly to the south-west, south-east, west and north-west. The surrounding residential dwellings are primarily 2-storey terraced dwelling houses with corner shops nestled within the residential areas.
 - 2.4 Connell Co-Op College is located within Eastlands, an area located in-between Beswick and Openshaw West area, located approximately 3.6km east of Manchester City Centre and 850m south of the Etihad Stadium. The site sits to the east of the A6010, Alan Turing Way which provides direct access to the A57, A67, M60 and M67.
 - 2.5 The application site benefits from excellent transport links and is in a highly accessible location, with key pedestrian, bus, Metrolink, rail and cycle routes between the site and the local residential areas and Manchester City Centre. The nearest bus stops to the site are located on either side of Alan Turing Way and are within an 80m walk of the application site, with direct bus routes to Cheetham Hill, Old Trafford and Pendleton. The Metrolink is located approximately 600m to the north of the site and provides direct services to Eccles, MediaCityUK and Ashton-under-Lyne. Ashburys Rail station is located approximately 700m to the south of the application site, this line is operated by Northern Rail with local and regional lines with direct trains to Manchester Piccadilly, New Mills Central, Rose Hill and Hadfield.
 - 2.6 The site currently has provision for 58 off-street car parking spaces.
 - 2.7 Connell Co-op College currently employs 58 full-time equivalent (FTE) staff.
 - 2.8 The topography of the site is generally flat with no significant differences in level. The site is not located in a Conservation Area or within a designated Flood Zone.

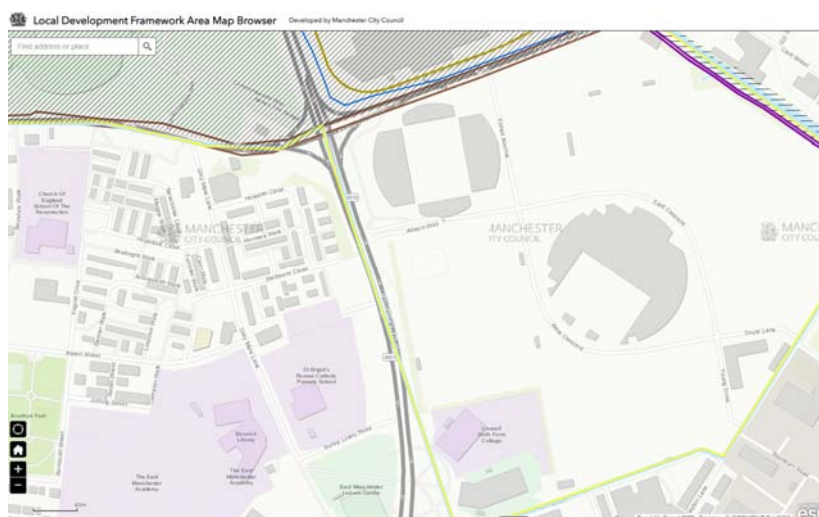


Figure 2: Policies Map

2.9 The policies map highlights the following policies pertinent to the site are: EC3, EC5 and H4.

3. PLANNING HISTORY

3.1 The planning history for the site has been researched and a summary of the relevant applications are provided below.

3.2 The applications are as follows:

Application Number	Location	Proposal	Decision	Decision Date
095911/FO/2011/N2	Land Bounded By Ashton New Road/Score Street/ Ashton Canal/ Wilson Street And Alan Turing Way Openshaw Manchester M11 3BE	Constraints removal works and preparatory ground works in order to prepare land for future development	Approved	03 Jun 2011
101426/OO/2013/N2	Site Located Either Side Of Alan Turing Way At Junction With Grey Mare Lane And Wilson Street Bradford Manchester	OUTLINE APPLICATION for development comprising new Sixth Form College, Rugby Pitch and Leisure Centre associated parking, landscaping, boundary treatments and other infrastructure works including new link road from Alan Turing Way with all matters to be considered: and, Outline application for a detached building to form Sports Research Institute, and a detached building to form retail floorspace (700sqm) with all matters reserved; following the demolition of all existing on site structures.	Approved	18 Apr 2013
103083-JO-2013-N2	Site Located Either Side Of Alan Turing	Variation of condition 5 attached to planning application ref	Approved	13 Sep 2013

	Way At Junction With Grey Mare Lane Beswick And Wilson Street Beswick Manchester M11 3AJ	101426/OO/2013/N2 to allow elevational alterations to the sports hall and the multi-use hall to the Sixth Form College Building		
106331-NMC-2014-N2	Site Located Either Side Of Alan Turing Way Junction With Grey Mare Lane And Wilson Street Beswick/Openshaw Manchester M11 3AJ	Non material change to planning application ref 103083/JO/2013/N2 to allow change to tree retention plan	Approved	05 Aug 2014
108165-AO-2015-N2	Connell Sixth Form College Alan Turing Way Beswick M11 3AJ	Installation of various internally illuminated individual letter signs and associated internally illuminated opal acrylic sign	Approved	01 Apr 2015

4. THE PROPOSAL

- 4.1 The application is seeking permission for a detached educational building with associated works on the site, the proposal is for: *Erection of single-storey detached building for educational use (Class F.1) comprising of classrooms, W.C's, plant room, store, ancillary offices and canopy linkway to the existing building, provision of additional car and cycle parking areas, drop off area, new playground, landscaping, external works and servicing.* Photographs of the existing Sixth Form College and site are provided at Appendix A. Further pictures are available upon request.

OPERATION

- 4.2 It is proposed that initially, Co-Op Academy Belle Vue would utilise the proposed development for a maximum of two academic years before the building would revert to Connell Co-Op College to increase student capacity. This flexible and collaborative approach has a number of key benefits. To ensure value for money and long term benefits for the community, Manchester LA has agreed to utilise the funding that would have been spent on temporary educational facilities in the form of cabins, for the new free school development to fund the extension to Connell Co-Op College. The agreement would run for a maximum of two academic years before the pupils would relocate to their permanent build on Hyde Road, which is currently scheduled for completion in September 2022.
- 4.3 It is in the applicant's priority and interests to ensure that the demands and needs of the school provision is provided. The proposed works have been carefully designed to ensure that the proposed building would be able to flexibly operate and function as a separate educational facility, with sustainability and the security of pupils leading the design. The proposed works would include security gates, fences and access control to ensure that the school cannot access the college areas, and vice versa. The play areas would be fenced off so that each educational building is sufficiently separated at breaktimes and lunchtimes. The timetables of students would be successfully managed to ensure the students can undertake outdoor education without conflicting with the other educational facility.
- 4.4 It is envisaged that the Headteacher would be separate from the Sixth Form College, however, there would be consistency between the maintenance of the site with the caretaker and cleaning staff being shared.
- 4.5 The target end date for this arrangement would be August 2023, where Belle Vue School would vacate, and the educational use would revert to Connell Sixth Form College.
- 4.6 The scheme is needed due to the demand for secondary school places in the East Manchester area. The school has been commissioned by the Local Authority via a presumptive route free school

application. Manchester's population has continued to grow from the 2011 Census figure of 503,000, and the forecasts for population growth are estimating that by the mid-2020s the city of Manchester will have a population of circa 644,000. This population growth is driven by the continued, and forecasted continuation, of economic growth. It is within this context that ensuring a sufficient supply of high-quality school places will remain a critical component of the Council's work in improving outcomes for Manchester residents and delivering the ambitions outlined in our ten-year plan for the city – "the Our Manchester Strategy". As a result of sustained population growth, the Council has identified a forecast demand for additional secondary places in East Manchester. Large cohorts of primary age children are currently on roll at a Manchester primary school as identified in the school census. Furthermore, there has and will continue to be extensive residential growth in this area of the city which will result in the development of additional family homes. The area of east Manchester includes the wards of Ancoats & Beswick, Clayton & Openshaw and Gorton & Abbey Hey. There is a long-established trend of in-year applications for places at both primary and secondary schools and pupil cohorts will increase in number throughout the academic year.

SITING & DEVELOPMENT

- 4.7 The proposed educational building would be located to the east of the existing Sixth Form College building.
- 4.8 As described above, there is an underlying need to ensure the proposed development has provision from September 2021 to meet the local demands. Co-Op Academies Trust has identified a modern form of construction via permanent modular build which would provide a ten-classroom building with staff accommodation, toilet facilities and reception areas.

SCALE & HEIGHT

- 4.9 The scale and height of the proposed building have been carefully designed having regard to nearby neighbours. The proposed works are single storey aspect and would have no effects on the views of MCFC training grounds.

MASSING

- 4.10 The proposed building would be a single storey detached educational building providing ten classrooms, totalling approximately 838sq.m of new floorspace. A linkway canopy from the proposed building to the existing Connell Sixth Form College building is proposed.

MATERIALS & DETAIL

- 4.11 The new building compliments and echoes the existing materiality of the adjacent buildings. The design of the proposed building is in keeping with the local aesthetics, it was decided that maintaining a palette of brick, glazing and rendering was more in keeping with the adjacent buildings. The proposed building materials are to match the existing, keeping with the character and appearance of the area. A supporting schedule and the relevant drawings highlight the specifics of the proposed materials.



Figure 3: 3D Visual

CHARACTER

- 4.12 The proposed development is in keeping with the local townscape and it is suggested would have no impact upon the character and appearance of the local area.

LANDSCAPE & PLAY AREA

- 4.13 The proposed works include external areas which would be landscaped. The works would also include a dedicated and secure external play area for the students.



Figure 4: Site Layout

VEHICULAR ACCESS & MOVEMENT

- 4.14 Existing vehicular access from Wilson Street would remain the same.

PEDESTRIAN ACCESS & MOVEMENT

- 4.15 There is no proposed change to the existing pedestrian access arrangements.

PARKING

- 4.16 A pickup and drop off point is proposed in the form of a turning circle to the northeast of the proposed development. Additional car and cycle parking areas are proposed on the approach to the drop-off area to the east.

APPLICATIONS INVOLVING EDUCATIONAL FACILITIES, VALIDATION CHECKLIST INFORMATION

Which subjects would be taught here and how would they be taught?

Co-Op Academy Belle Vue

- 4.17 The new free school would deliver the full curriculum out of a combination of the new building and access to the Colleges existing specialist provision (Hall/Sports Hall etc). The curriculum would consist of the following:

KS3: Year 7		
Subject	Lessons per week	Time per week
English	4	5hrs 40mins
Maths	4	5hrs 40mins
Science *One each of Biology, Chemistry, Physics	3	4hrs 15mins
Physical Education and Nutrition	1	1hr 25mins
History	1	1hr 25mins
Geography	1	1hr 25mins
Religious Education	1	1hr 25mins
Citizenship *Incorporating careers, politics, debating, PSHE and British Values.	1	1hr 25mins
Arts *½ termly rotation of drama, music, visual	1	1hr 25mins
Technology *½ termly rotation of computing, ICT, resistant materials.	1	1hr 25mins
MFL *1 term French, 1 term Spanish, 1 term student choice between French/Spanish.	2	2hrs 50mins
	20	28hrs 40mins

Figure 2: Co-Op Academy Belle Vue, Key Stage 3, Year 7

- 4.18 The above subjects are traditional classroom-based in their approach whilst others would usually be delivered in specialist workshops or studios.

Connell College

- 4.19 When the building reverts to the College, it would be used as classroom space to deliver academic subjects at Level 2 and 3, to students aged 16-19. The subjects would be theory-based, assessed via coursework and exams. The only practical courses delivered by the College are science and sport.

At what level would subjects be taught?

- 4.20 For the first two years following completion of the development, it would accommodate Year 7 students from September 2021 and then Year 7 and Year 8 students from September 2022.
- 4.21 Once the school vacates, the building would revert to accommodate sixth form students attending Connell College who would be studying for a range of qualifications including A-level and level 3 BTEC qualifications. The college has no plans to offer T levels.

How does this fit in with educational provision in Manchester?

- 4.22 The proposed development is part-funded by Manchester Local Authority as a presumptive Free School. They are fully supportive of both the school being accommodated initially and the subsequent increase in 16-18-year-old provision once the building is handed over to the college. This is in keeping with the Local Authority vision for providing an outstanding education for students in Manchester, and specifically to provide much needed additional school and college places in East Manchester.

How many students would attend this facility in total? Additionally, how many students would be in each class, how many classes would take place at once and how many students would be in attendance in total at any one time?

- 4.23 A maximum of 240 students would attend the facility. To begin with, this would be 120 students when the school takes its first cohort of students in September 2021. This would increase to 240 on a

second intake in September 2022 or on handover to the college, although numbers are likely to increase gradually for the college up to the maximum capacity.

4.24 The school would accommodate 24 students per class with a maximum of 10 classes taking place at once. This would represent the maximum number of 240.

4.25 There is also space within the existing main building that would be timetabled for use by the school and so this will dissipate students across a wider area. For the college, the rooms can accommodate up to 30 students and so this building could accommodate 300 students at any time, but this is in relation to the wider college facility and therefore is likely to be a maximum of 240 at any one time.

Please provide a management plan detailing how students congregating outside the building would be prevented.

4.26 The area outside the free school would be supervised before and after school to make sure that students behave appropriately and are safe at the busiest times of the day. The building would be open to students that arrive early so that they can sit in the dining room and have breakfast before moving into the main teaching spaces. Communications to parents, and messaging to students would reinforce the need to arrive and depart from the school grounds safely and sensibly. Parents would be encouraged not to drive unless necessary.

4.27 An extracurricular programme would be established from year 1, which would help dissipate some of the student numbers leaving the building at the end of the day. This would mean some students leave at 3:35 pm and others leave at 4:45 pm at the end of their electives.

4.28 College students arrive and leave at various times of the day. The college timetable runs from 9.30am until 3.50pm. These opening times differ from the school's opening times, which will further limit the student numbers congregating.

Please confirm who the educational facility is regulated by and registered with?

4.29 Ofsted.

Can you confirm if any amplified sounds will be played?

4.30 There would be no amplified sounds played within the building. Any such activity would take place in the existing drama studio and hall and would be in keeping with the existing parameters of the type of activity this space is designed for.

Confirmation of when the units will be in operation.

4.31 It is anticipated that the building would be ready for 7th September 2021. The school would handover prior to this in order to ensure all FF&E and ICT requirements are in place for the start of term.

Photographs of the proposed locations.

4.32 Photographs are provided at Appendix A.

5. PLANNING POLICY FRAMEWORK

DEVELOPMENT PLAN

5.1 In accordance with S.38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, this application should be determined in accordance with the relevant Development Plan policies unless material considerations indicate otherwise. For the purposes of this determination, the Development Plan of relevance comprises:

- The Manchester Core Strategy (2012); and
- The 'saved' policies of the Manchester Unitary Development Plan (1995).

THE MANCHESTER CORE STRATEGY (2012)

5.2 The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document within the Local Development Framework. The Core Strategy has replaced significant elements of the Manchester Unitary Development Plan as the document that sets out the long-term strategic policies for Manchester's future development. The policies of relevance to the proposed development are summarised below.

5.3 Policy SPI Spatial Principles outlines the key spatial principles which will guide the strategic development of Manchester to 2027 and states the Core Development Principles, highlighting that development in all parts of the City should:

- Make a positive contribution to neighbourhoods of choice including: -
 - creating well-designed places that enhance or create character.
 - making a positive contribution to the health, safety and wellbeing of residents
 - considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
 - protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

5.4 Policy EC1 Employment and Economic Growth in Manchester states that the Council will support significant contributions to economic growth and productivity including health, education, retailing, cultural and tourism facilities, and other employment generating uses.

5.5 Policy EC2 Existing Employment Space states that the Council will seek to retain and enhance existing employment space and sites.

5.6 Policy EC3 The Regional Centre seeks employment generating uses, including offices and other commercial development within the Regional Centre.

5.7 Policy EC5 East Manchester outlines that East Manchester is expected to provide approximately 80-85ha of employment land. Policy EC5 states that development will be supported in existing employment and economic development areas, including Alan Turing Way and that the Council will promote development which ensures major employment opportunities are connected via non-car modes to surrounding neighbourhoods in East and North Manchester.

5.8 Policy EC7 Eastlands Strategic Employment Location highlights specific types of development accepted in this location. The vision for Eastlands is to broaden the activities in the area to ensure development opportunities secure wider regeneration of the surrounding area and deliver maximum benefits for the community. The Policy states that developments which support the overall vision for this major regeneration initiative on sites within the general environs of Eastlands will be appropriate.

5.9 Policy EN1 Design Principles and Strategic Character Areas outlines that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national

planning guidance and that opportunities for good design to enhance the overall image of the City should be fully realised.

- 5.10 Policy DMI Development Management outlines the principles that all development must have regard to, including appropriate siting, layout, scale, form, massing and materials. This policy states that development must also have regard to the impact on the surrounding areas in terms of design, scale and appearance.

MANCHESTER UNITARY DEVELOPMENT PLAN

- 5.11 The Manchester UDP sets out the Councils objectives within East Manchester, it states that the City Council are seeking holistic regeneration of the area leading to improvements in the quality of life and environment to East Manchester and that it seeks the re-use of previously developed land and creation of more sustainable patterns of development. Some policies from the Unitary Development Plan which was adopted in July 1995 have been 'saved' and are still in effect today.
- 5.12 Policy DC26 Development and Noise states that the Council intends to use the development control process to reduce the impact of noise on people living and working in or visiting the City. The Council will consider the effect of new development proposals which are likely to be generators of noise and the implications of new development being exposed to existing noise sources which are effectively outside planning control. Policy DC26 furthermore states that new noise-sensitive development such as housing or schools would be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations.

SUPPLEMENTARY PLANNING DOCUMENTS

- 5.13 Manchester City Council has several Supplementary Planning Documents (SPDs), the SPDs relevant to this application are highlighted below.

GUIDE TO DEVELOPMENT IN MANCHESTER

- 5.14 The Guide to Development in Manchester SPD was adopted in April 2007 and sets out the design principles and standards that Manchester City Council expects new development to achieve. The guidance refers to the following topics: The Design of streets should promote neighbourliness, Buildings should relate well to each other, Building heights are to be carefully considered, Open Space, Housing Mix, New Developments should maximise access for disabled people, Environmental Standards and Biodiversity.

NATIONAL PLANNING POLICY

- 5.15 The National Planning Policy Framework (NPPF) was published in 2012 and revised in February 2019. The aim of the NPPF is to ensure there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure development is brought forward. The NPPF is a material consideration in planning decisions as outlined in Paragraph 2 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.16 Sustainable development is broadly defined in Paragraph 8 of the NPPF as having three overarching objectives:
- a) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- c) An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.17 The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision taking this means:
- Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:
 - o Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole; or
 - o Specific policies in the framework indicate development should be restricted.
- 5.18 Paragraph 20 outlines that strategic policies should set out an overall strategy for the pattern, scale and quality of development and make sufficient provision for community facilities, such as health, education and cultural infrastructure.
- 5.19 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way and should work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area.
- 5.20 Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.21 Paragraph 54 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.
- 5.22 Paragraph 94 states that: It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
 - b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

6. SCHEME ASSESSMENT

- 6.1 The following section will consider the compliance of the proposal with the Development Plan policies and material considerations for the Erection of single-storey detached building for educational use (Class F.1) comprising of classrooms, WC's, plant room, store, ancillary offices and canopy linkway to the existing building, provision of additional car and cycle parking areas, drop off area, new playground, landscaping, external works and servicing. It provides an analysis of the main planning matters related to the principle of the proposed development and a more detailed, policy-orientated assessment of matters examined in greater technical depth in other submission documents.

PRINCIPLE OF PROPOSED DEVELOPMENT

- 6.2 At Paragraph 7, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 further states that, at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 6.3 At Paragraph 11, the NPPF sets out a presumption in favour of sustainable development, which requires decision takes to approve applications that accord with the Development Plan without delay.
- 6.4 The Manchester Core Strategy sets out a vision and the long-term strategic policies for Manchester's future development.
- 6.5 Manchester Core Strategy Policy SPI sets out the spatial principles which are to guide the strategic development of Manchester to 2027. It is considered that the proposed works are wholly compliant with Policy SPI in that they make a positive contribution to the neighbourhood and surrounding area as the development has been designed sensitively to enhance the character and appearance of the surrounding area. Additionally, the proposed development would improve access to jobs, services and most importantly, education.
- 6.6 The proposed development would contribute to the provision of school places in the local neighbourhood and surrounding area, in addition to this, the works would also contribute to employment and economic growth complying with Manchester Core Strategy Policy EC1, EC2, EC3 and EC5, in terms of job retention and creation and provision of generating an educational use.
- 6.7 Manchester Core Strategy Policy EC7 sets out a desire for the Eastlands Strategic Employment Location and highlights specific types of development accepted in this location. The proposed works would broaden the activities accessible in the area and would contribute to ensuring development opportunities are secured long term for the wider regeneration of the surrounding area.
- 6.8 The detailed design proposals are principally set out in the suite of proposed plans and drawings. The design matters of the proposed works are considered in the context of the Development Plan policy EN1. The scheme has been designed sensitively to fit in with the local area and adjacent educational building, the scheme represents good design which seeks to enhance the overall image of the site. It is considered that the proposed works comply with the design principles outlined in Policy EN1. It is considered that the design of the proposed development is appropriate in siting, layout, scale, form, massing and material in the context of the surrounding area, and therefore compliant with Policy DMI.

AIR QUALITY

- 6.9 An Air Quality Assessment, undertaken by Air Quality Consultants, is provided as part of the application which has considered the impacts of the proposed development on local air quality in terms of emissions from road traffic generated by the completed and occupied development. It is concluded that in terms of impacts, the proposed development would be acceptable, traffic generation falls below the recognised screening thresholds and there would be no impact upon local air quality.
- 6.10 The air quality effects of the proposed works are judged to be 'not significant' with the proposals consistent with the NPPF.

ACOUSTIC (NOISE) ASSESSMENT

- 6.11 The impacts of noise from the proposed works have been assessed, by Inacoustic, and submitted as part of the application, which concludes that noise should not present a constraint to the granting of planning permission for the development of the site, subject to a suitable worded planning condition.

ARBORICULTURAL IMPACT ASSESSMENT

- 6.12 An Arboricultural Impact Assessment report, by Skilled Ecology Consultancy Ltd, is provided in support of the application which identifies trees potentially affected by the development and provision of a scheme of protection is provided.

ARCHAEOLOGICAL ASSESSMENT

- 6.13 During pre-application discussions with the LPA, the Greater Manchester Archaeological Advisory Service (GMAAS) have advised that an Archaeological desk-based assessment was prepared for the 2013 application although planning policies have changed since the original applications, so has much of the landscape in the area, particularly on the application site. The GMAAS have confirmed that their understanding of the area's archaeology and history is well understood and as such consider that no further archaeological mitigation is necessary.

CRIME IMPACT STATEMENT

- 6.14 A BREEAM site specific Security Needs Assessment and Crime Impact Assessment, undertaken by SGW Safety and Security, is included within the suite of supporting reports which makes recommendations which are incorporated into the scheme.

COAL MINING RISK ASSESSMENT

- 6.15 There are three coal mining shafts located on the site, one of which is within the proposed parking area. None of the shafts are located within the proposed building area however a mitigation strategy is proposed which it is assumed will form the basis of a conditional approval.

CONSTRUCTION MANAGEMENT PLAN

- 6.16 A Construction Logistics Management Plan, produced by the Darwin Group, accompanies the application setting out how the works are to be undertaken in the most considerate manner and to reduce the impact of the work on the local community.

CONSTRUCTION WASTE MANAGEMENT PLAN & WASTE MANAGEMENT STRATEGY

- 6.17 A Construction Waste Management Plan, developed by the Darwin Group, identifies the procedures and methodologies to improve material resource efficiency, reduce fly-tipping and increase the environmental awareness of the workforce and management.
- 6.18 A Waste Management Strategy has also been developed, using the pro-forma Manchester City Council documents and accompanies the application.

ECOLOGY APPRAISAL

- 6.19 A Preliminary Ecology Appraisal report, by Skilled Ecology Consultancy Ltd, has been undertaken which includes a protected species assessment of land included at this development. It is concluded that the site is considered low in ecological value with common and widespread habitats and the development would have a minimal risk of impact to protected, priority or rare species or habitats.

ENVIRONMENTAL STANDARDS STATEMENT (including BREEAM PRE-ASSESSMENT)

- 6.20 An Environmental Standards Statement has been produced by the Darwin Group to set out the principles, intentions and details of the proposals, including in relation to energy efficiency, the use of renewable energy, environmental design, water management & weather resilience, waste management, construction management, biodiversity and waterways.
- 6.21 A BREEAM Pre-Assessment is submitted in support of the application. It demonstrates the approach taken to seek to achieve BREEAM Very Good, with an overall score of 57.12%.

FLOOD RISK ASSESSMENT

- 6.22 A Flood Risk Assessment has been carried out by STM Environmental, which highlights the site is located within a Flood Zone 1 area and a Critical Drainage Area. The report concludes that, subject to the implementation of a suitable SUDs strategy, the proposals are unlikely to have a significant impact upon local flood risk.

LAND CONTAMINATION

- 6.23 A Phase 1 and Phase 2 Ground Investigation has been carried out by Key Geo Solutions Ltd, with the report accompanying the application. The report highlights that the site has been redeveloped since the previous site investigations with assumed remediation in accordance with previous strategies. The report concludes that the development will not cause an increased impact on long term human health and provides a series of recommendations.

LANDSCAPE SPECIFICATION

- 6.24 As part of the works, additional landscaping works are proposed. A Landscape Specification report, produced by Skilled Ecology Consultancy Ltd, is submitted which includes a planting strategy and specification proposed for this development.

LIGHTING

- 6.25 External luminaires, for security and emergencies, are proposed at each entrance to the extension to be controlled by time-clock and photo-cell. The supporting external lighting drawing illustrate the specific lighting figure proposed as well as the polar curve of the light spread which suggests no adverse impacts on neighbouring properties.

SUDs STRATEGY & DRAINAGE DESIGN

- 6.26 A SUDs's strategy and drainage design has been developed for the proposals, taking into consideration the existing development and specific site constraints. The existing drainage network was modelled with proposals developed, including the use of attenuation tanks, to ensure there is no increase in the discharge rate from the existing network effectively meaning a zero net additional flow rate from the development proposals.
- 6.27 A full drainage design including surface and foul drainage and the relevant construction details accompany the planning application.

TRANSPORT ASSESSMENT

- 6.28 The accompanying Transport Assessment provides a detailed appraisal of the expected transport impact associated with the proposed development. The Transport Assessment states that the application site has a Greater Manchester Accessibility Rating of 6, which represents a good level of accessibility by public transport. It is concluded that the proposed development would not be expected to have a significant impact in terms of sustainable travel, traffic impact, road safety or the operation of the local highway.

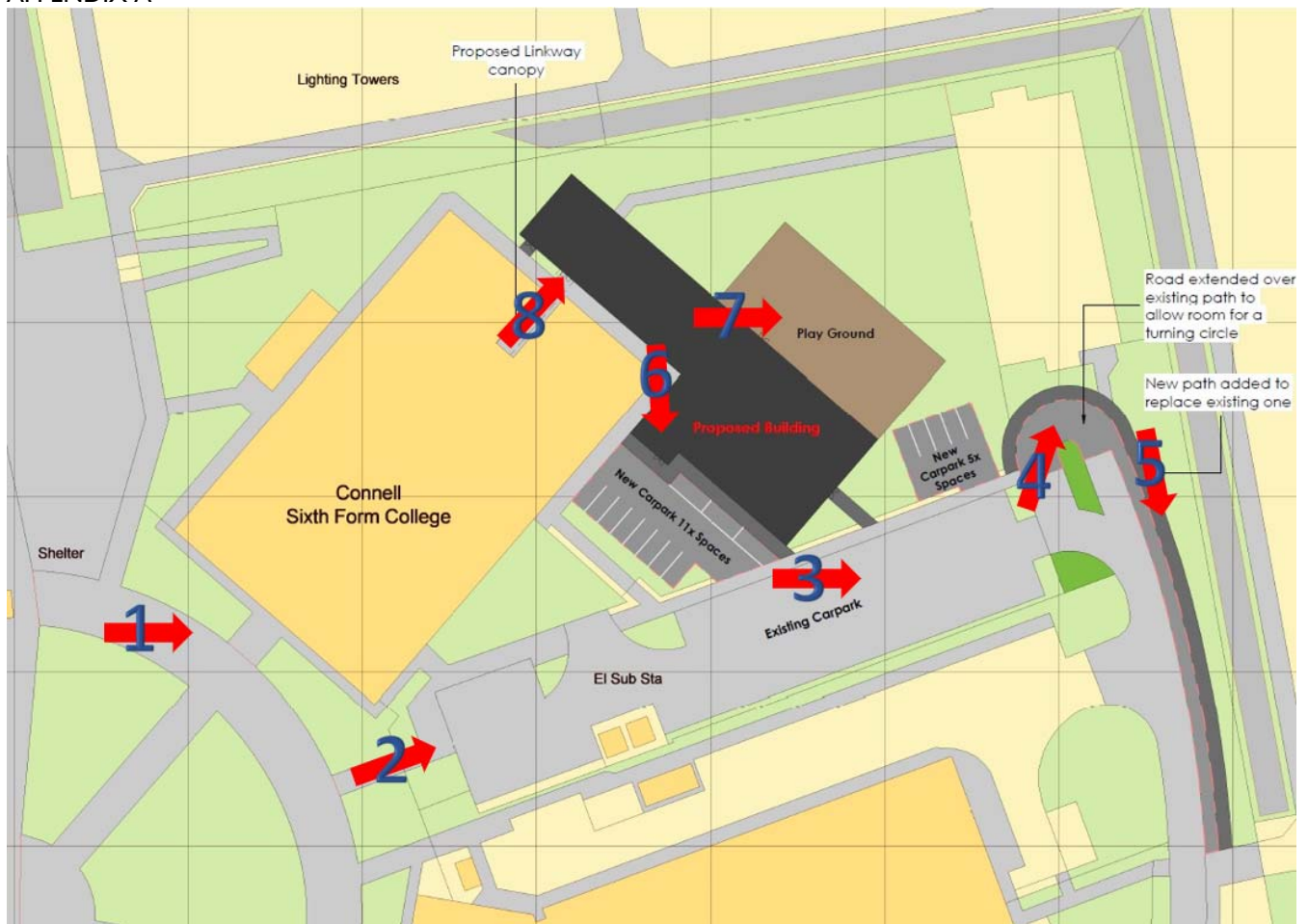
TRAVEL PLAN

- 6.29 A Travel Plan is submitted in association with the application which aims to encourage travel by sustainable modes at the proposed development and has been provided in order to achieve credit TRA 01 of the BREEAM accreditation.

7. CONCLUSION

- 7.1 The proposed development comprises the erection of a single-storey detached building for educational use (Class F.1) comprising of classrooms, WC's, plant room, store, ancillary offices and canopy linkway to the existing building, provision of additional car and cycle parking areas, drop off area, new playground, landscaping, external works and servicing.
- 7.2 The proposed development would result in the efficient development on a site with established educational use. The proposal offers a unique and sustainable operational model for the first two years, whereby the monies which would have been used for portable school classrooms would be put to use funding this long-term educational facility. The proposed development is located in a highly sustainable location and would see the site brought forward to deliver key places for children attending education in Manchester.
- 7.3 The proposed development is in a highly accessible location, with an excellent level of public transport provision within close proximity of the application site.
- 7.4 The application submitted is supported by a suite of technical reports, drawings and documents.
- 7.5 In conclusion, the proposed development is compliant with the relevant policies of the Manchester City Council development plan and requirements of the NPPF, providing a sustainable, deliverable and high-quality educational facility and ancillary works which would contribute to the strategic delivery of educational places in Manchester and would deliver a number of benefits to the local community. The proposal supports the presumption in favour of sustainable development.
- 7.6 It is therefore respectfully requested that the application is approved. In the event that Manchester City Council do not agree with this view, the applicant would seek to engage with the authority to secure a solution, in line with the NPPF.

APPENDIX A



Approximate location of images.



I: Front of existing College building



2: Pedestrian entrance gate to College from car park



3: Car Park vehicle entrance and exit



4: View towards existing sports pitch



5: View from sports pitch towards road entrance



6: View from corner of existing building looking towards the proposed car park



7: View from building towards existing sports pitch



8: Existing path from proposed canopy linkway