

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 126942/FO/2020

**Date registered valid:** 12 June 2020

**Proposal:** Installation of a temporary modular classroom for a period of 2 years including the re-location of existing cycle shelter

**Address:** St Pauls RC High School , Firbank Road, Manchester, M23 2YS

**Ward(s):** Baguley Ward

**Applicant:** Mr Alex Hren, St Pauls RC High School, Firbank Road, Manchester, M23 2YS

**Agent (if any):** Mr Allan Nuttall ,AHR 5th Floor, 55 Princess Street, Manchester, M2 4EW

**Case officer:** Janet Lawless  
Tel: 0161 234 4535  
Email: j.lawless@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 10 July 2020

## **Application details**

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** Photographs submitted as supporting information

### **Standard consultations:**

Printed: 18 June 2020      Expired: 9 July 2020

### **Neighbour notifications**

Printed: 18 June 2020      Expired: 9 July 2020

### **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**

The site that is the subject of this planning application is St Pauls Roman Catholic high school on Firbank Road in the Baguley ward of Manchester. The main school building is of three storey brick construction with playing fields around. The primary access is off Firbank Road, with the school to the north of the access road and the car park to the south. Beyond the car park is the current location of the cycle shelter adjacent to the sports pitch, and an existing modular building known as the Romero Centre.

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## **Description of area**

The area is predominantly residential in nature

## **Description of development**

The proposal is for the erection of a temporary modular building for a period of 2 years. In order to facilitate the siting of the building the existing cycle store will be relocated towards the front of the access road off Firbank Road to the front (west) of the main school building.

The modular building will then be sited on the previous location of the cycle store. The modular building will provide much needed educational facilities to enable the additional intake of students from Newall Green high school. The additional accommodation will comprise of 2 classrooms a cloak room and storage areas for each class room. There will be both a stepped access and an external ramped access to ensure that the unit is DDA compliant where possible. There is an existing modular building on the site, which provides accommodation as the inclusion unit known as the Romero Centre, and the proposed temporary building will be sited to the south of this existing building.

## **Consultations & Notification Responses**

Local residents were informed- no representations have been received

Highways- no objections to the proposal

## **Issues**

### Policy Context

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

Manchester Core Strategy

Policy SP1

Policy DM1

### Issues

#### Principle

The principle of additional temporary classroom accommodation on an existing educational facility is considered to be acceptable. However, the potential impact of the proposal on the neighbouring properties must be assessed.

#### Visual Amenity

It is not considered that single storey temporary classroom building will be highly visible from Firbank Road and the adjacent residential properties. The siting of the modular classroom is set well within the site, and there is an existing car park, and the existing Romero Centre between the proposed building and the residential properties on Firbank Road. In addition there is a well-established hedgerow boundary to the front of the site which provides an attractive cover for views into and out of the site. It is therefore considered that the proposed accommodation would not adversely impact on visual amenity of the local residents on Firbank Road.

#### Residential Amenity

The single storey temporary classroom building would be located further away from the existing residential properties on Firbank Road than the existing modular building. The siting of the temporary accommodation locates the classrooms some 73 metres away from the closest residential property on Firbank Road. It is considered that the existing houses are located far enough away from the temporary classroom building so as not to cause any significant impact on amenity. There is also existing fencing and an area of planting and established hedgerow directly to the west of the building which would help to reduce the level of impact by virtue of providing an element of screening as the planting matures. Therefore, it is not considered that there will be a detrimental impact upon the level of residential amenity currently enjoyed by neighbouring properties.

The cycle storage would be closer to the frontage of the site, however this would predominantly be used at the peak times of the school day, primarily the morning and then end of school day. It would still be some 19 metres away from the closest residential accommodation. It is not considered that this would have a detrimental impact upon the residential amenity of the neighbouring properties.

#### Highways

On the assumption that the works will be undertaken and completed whilst the school is temporarily closed and that contractor parking and construction supplies will be accommodated within the site, Highways are accepting in-principle of the proposals. This is subject to the

applicant ensuring that any construction activity affecting the public highway (including requirements for temporary traffic management, permits etc.) is discussed and agreed in advance with the Council's Highways Applications and Network Resilience team. An informative to that effect will be attached to any consent granted.

Boundary treatment - existing fencing is powder coated dark green colour weld mesh and is retained.

### **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**

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning 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 August 2022; 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 3 months; in accordance with a scheme previously approved, which shall include a timetable of implementation to be submitted to and approved in writing by the City Council as local planning authority before this permission expires.

Reason - In order to protect the amenity of local residents in accordance with policies SP1 and DM1 of the Core Strategy.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

STP-1001 Location Plan, STP-1002 Block Plan, STP-1003 Existing Site plan, STP-1004 Proposed Site Plan Area A, STP-1005 Proposed Site Plan, STP-1006 Modular Building Plans

and Design and Access Statement all received by the City Council as local planning authority  
19th May 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.

## **Appendix 1 – List of consultees & neighbours notified**

### Highway Services

2 Belsay Drive, Manchester, M23 2ZJ  
184 Firbank Road, Manchester, M23 2ZS  
St Peters RC Primary School, Firbank Road, Manchester, M23 2YS  
190 Firbank Road, Manchester, M23 2ZS  
186 Firbank Road, Manchester, M23 2ZS  
Piper Hill High School, Firbank Road, Manchester, M23 2YS  
4 Malling Road, Manchester, M23 2XE  
202 Firbank Road, Manchester, M23 2ZS  
196 Firbank Road, Manchester, M23 2ZS  
3 Malling Road, Manchester, M23 2XE  
2 Malling Road, Manchester, M23 2XE  
1 Malling Road, Manchester, M23 2XE  
1 Belsay Drive, Manchester, M23 2ZJ  
200 Firbank Road, Manchester, M23 2ZS  
198 Firbank Road, Manchester, M23 2ZS  
194 Firbank Road, Manchester, M23 2ZS  
192 Firbank Road, Manchester, M23 2ZS  
188 Firbank Road, Manchester, M23 2ZS

## **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 45M  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Area Team Boundary - Name: SOUTH