

Planning

Growth & Development

Delegated officer report for planning application

Application no. 125377/FO/2019

Date registered valid: 15 November 2019

Proposal: Erection of single storey extension to the Early Years Centre following demolition of existing temporary building.

Address: Chorlton Church Of England Primary School, Vicars Road, Manchester, M21 9JA

Ward(s): Chorlton Ward

Applicant: Mrs Samantha Halliwell, Chorlton C of E Primary School, Vicars Road, Manchester, M21 9JA

Agent (if any): Mrs Sonia Pabla-Thomas, Space:Architecture+Planning, The Old Town Hall, Lapwing Lane, Manchester, M20 2NR

Case officer: Dave Morris
Tel: 0161 600 7924
Email: d.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 May 2020

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28 November 2019

Standard consultations:

Printed: 15 November 2019 Expired: 6 December 2019

Neighbour notifications

Printed: 15 November 2019 Expired: 6 December 2019

Site notice

Posted: 19 November 2019 Expired: 10 December 2019

Press advert

Published: 19 November 2019 Expired: 10 December 2019

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to the site of Chorlton Church of England Primary school. The site is irregular in shape comprising three buildings on two sites linked by a narrow passage. This application relates to the larger site which accommodates the early years unit in two single storey buildings. The site which has a frontage to Edge Lane includes in addition to the buildings a hard surfaced playground and areas of soft landscaping including substantial tree coverage. There are railings along the Edge lane frontage.

The buildings comprise a fairly modern single storey building at right angles to Edge Lane. The second building is significantly older and is located parallel to Edge Lane. This building is in a poor state or repair and is due for demolition to facilitate the new development.

Listed building: Not applicable

Conservation area: Wilbraham Road/Edge Lane Conservation Area 2005

Tree Preservation Order: Protected by virtue of location in Conservation Area

Description of area

The northern boundary of the site adjoins Edge Lane, across which are the front elevation of residential properties. To the west the site is adjoined by the rear gardens of residential properties on Kingshill Road, to the south by the rear gardens of house on Vicars Road and a scout hut in the grounds of St Clements Church. To the east is St Clements Church a grade II listed building.

Description of development

Consent is sought to demolish the existing single storey building parallel to Edge Lane and to replace it with a single storey extension to the retained building. The proposed extension comprises two flat roofed elements, a large almost square unit approximately 13.5 metres by 11.7 metres, attached to the northern end of the retained building and a rectangular block approximately 16 metres by 6 metres attached to the northern end of the larger block and siting in the approximate position of the building to be demolished. The buildings would face the existing playground and there would be a low deck along the playground frontage and west facing gable. The proposed extension would have a gross floor area of 252 square metres approximately 150 square metres larger than the building to be demolished.

The proposed extension is contemporary in its approach with a flat roof part of which is green. The Edge Lane frontage is largely brick finish with High level windows and a climbing wall incorporated into part of the frontage. This frontage also contains the Community entrance. In addition to the brick there are areas of render and oak cladding. The south elevation is again predominantly brick with an area of render adjacent to the staff and pupil entrance. The nursery part of this elevation also has high level windows and large sliding windows, giving access to the outside play areas. The west elevation facing the outdoor play areas is predominantly brick with randomly positions windows to the community room and nursery. The east elevation is largely brick with an area of oak cladding. It also contains a large full height window to the community room

The accommodation would comprise a nursery, storeroom, cloakroom, wc, accessible wc, kitchen, community room, office and another store.

As part of the development four of the existing trees will be removed and four replacements planted.

An existing vehicular access from Edge Lane will be reopened for use by construction traffic and subsequently retained as a segregated access to the Community room entrance.

Consultations & Notification Responses

Local Residents

No representations received.

Environmental Health

No objection subject to conditions requiring the approval of a construction management plan, the acoustic insulation of any external plant, a watching brief being maintained for contamination and any imported soil being certified and clean.

Highways

There are waiting restrictions adjacent to the site entrance. The side is on a bus route with a stop nearby. A construction management plan is required.

Arboriculture.

No objection subject to the mitigation planting being carried out and the tree protection methods identified being adhered to.

Policy

Core Strategy

The relevant Core Strategy policies are DM 1 and EN3

Policy DM1 requires new developments to be of a high standard and not to adversely impact on the amenity of the area.

Policy EN3 seeks to protect the City's Heritage assets from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is c18 which seeks to preserve or enhance the City's conservation areas

Issues

Principle

The proposed development is aimed at improving the early years and community provision at the school and as such is considered to be acceptable in principle.

Loss of the existing building

The existing building is a timber pre fabricated structure of poor aesthetic quality and that appears to be well past its useful life. The demolition of the building raises no issues.

Scale

The proposed single storey building more than doubles the floor area of the building to be demolished and substantially increase the floor area available to the early years unit. That said the building is situated with a well treed open area and does not directly relate to any structure other than the retained building. It is considered that the scale of the building is appropriate to its setting

Design

The contemporary approach is considered appropriate to this location nestled as it is amongst the trees.

Trees

This is a heavily treed site with a number of mature specimens in evidence. The proposal will result in the loss of four trees however the replacement planting is considered to be acceptable.

The application includes tree protection measures as well as details for building over roots where this is necessary.

Access

The school will retain the existing access arrangements from Vicars Road. The currently unused access from Edge Lane will be used by construction traffic and then as a segregated access for people using the community room. This arrangement is considered acceptable.

Impact on Amenity

As an existing school site it is not anticipated that there would be any additional noise attributable to the proposed extension.

In terms of comings and goings for the early years unit these are not expected to change significantly and would centre on the existing access on Vicars Road. The bulk of the additional floorspace created is for the Community room which is accessed from Edge Lane and access that is existing but not used at present. On balance it is considered that the proposal will not result in significant comings and goings on Vicars Road.

The proposed extension is located within the grounds of the school away from any residential properties. Therefore it is considered that there would be no overbearing impact or loss of privacy attributable to the extension.

Impact on the Character of the conservation area

The proposed development would result in the demolition of a temporary building that is past its best and has a negative impact on the Edge Lane frontage which is a major route through the Conservation Area. The replacement building is of high quality and is appropriate to its location. It is considered that the proposed development would enhance the conservation area.

Impact on the Listed Building

St Clements Church is a grade II listed building located to the east of the site. Views of the church when heading east along Edge Lane have always been restricted by the existing buildings and the trees on the school site. On balance it is considered that there would be no significant change on the setting of the Listed Building from the school site.

Parking

The existing parking arrangement for the school will not change.

Refuse

The existing buildings use the same refuse storage and collection of the main school building and this arrangement will remain.

Conclusion

On balance it is considered that the proposed development would improve education and community facilities in the area and is acceptable in all respects.

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:

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

Condition(s) to be attached to decision for approval

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:

0100-20.204 received 6 November 2019

0200-20-200 revision D received 3 February 2020

0200-20-201 revision A received 10 January 2020

0200-20-202 revision A received 10 January 2020

0200-20-203 revision A received 10 January 2020

020-20-205 received 6 November 2019

0200-20-206 received 6 November 2019

0200-20-207 received 6 November 2019

0200-20-208 received 6 November 2019

Letter for BDI re root protection dated 9 January 2020

Drawing by BDI Typical section ground beam root protection received 9 January 2020

Tree Survey received 5 November 2019

Heritage Statement by JW Conservation dated 10 October 2019 received 6 November 2019

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) The development hereby approved shall be constructed using the materials specified on the application forms and approved drawings.

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) Before the development hereby approved commences a construction management plan shall be submitted to and approved in writing by the City Council as Local Planning Authority. The CMP should provide sufficient details of the proposed construction traffic routes, the details and provision of any operative's car parking, the proposed site layout, access arrangements for pedestrians and vehicles,

material storage, loading and delivery management details, the times of site working, measures to control dust (based on British Standard BS 5228) and mud including on the surrounding public highway, including details of how contractors vehicles are to be cleaned during the construction period and a highway dilapidation survey including photographs and commentary on the condition of carriageway/footway on construction vehicle routes surrounding the site .

Reason to ensure the safe development of the site pursuant to Core Strategy policy DM1.

5) 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.

6) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing ref 0200 20 200 D received on 3 February 2020;, shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

7) 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.

The scheme shall be submitted to and approved in writing by the City Council as local planning authority prior to its installation in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the premises is occupied.

Upon completion of the development a verification report will be required 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 has 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 minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Core Strategy policy DM1.

8) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the 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 agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.

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 Core Strategy policies DM1 and EN18.

9) Any soils imported for use in the landscaped area shall be validated as suitable for use and a minimum of 300mm subsoil and topsoil over a no dig marker layer shall be placed. A post completion report shall be submitted to the LPA for approval to evidence this.

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 Core Strategy policies DM1 and EN18.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Childrens Services
Chorlton Voice

67 Vicars Road, Manchester, M21 9JB
53 Vicars Road, Manchester, M21 9JB
51 Vicars Road, Manchester, M21 9JB
3 Edge Lane, Chorlton, Manchester, M21 9JE
St Clements Church, St Clements Road, Manchester, M21 9EE
84 Kingshill Road, Manchester, M21 9HD
Chorlton CE Primary School Nursery, Vicars Road, Manchester, M21 9JA
82 Kingshill Road, Manchester, M21 9HD
86 Kingshill Road, Manchester, M21 9HD
12 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF
1 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF
80 Kingshill Road, Manchester, M21 9HD
76 Kingshill Road, Manchester, M21 9HD
65 Vicars Road, Manchester, M21 9JB
57 Vicars Road, Manchester, M21 9JB
5 Edge Lane, Chorlton, Manchester, M21 9JE
Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 1JF
4 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF
3 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF
24 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF
23 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF
22 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF
21 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF
2 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF
14 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF
13 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF
11 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF
9 Edge Lane, Chorlton, Manchester, M21 9JE
78 Kingshill Road, Manchester, M21 9HD
63 Vicars Road, Manchester, M21 9JB
61 Vicars Road, Manchester, M21 9JB
59 Vicars Road, Manchester, M21 9JB
55 Vicars Road, Manchester, M21 9JB
7 Edge Lane, Chorlton, Manchester, M21 9JE
69 Vicars Road, Manchester, M21 9JB

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
Conservation Area - Wilbraham Road/Edge Lane Conservation Area 2005
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH