MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	143417/FO/2025
Date registered valid:	19 August 2025
Proposal:	Erection of a single storey extension together with outdoor play area and canopy
Address:	Benchill Primary School, Benchill Road, Manchester, M22 8EJ
Ward(s):	Northenden Ward
Applicant:	Mr Steven Rooney, Benchill Primary School
Agent (if any):	Mr Richard Bayley, Black Cat Building Consultancy
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **18 September 2025**

APPLICATION DETAILS

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 04 September 2025

Standard consultations: Printed: 21 August 2025 Expired: 12 September 2025

Neighbour notifications: Printed: 21 August 2025 Expired: 12 September 2025

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a two-storey teaching block on the Benchill Primary School Site. The building is a modern detached addition to the existing low rise school buildings at the site. The wider site features, hardstanding playground, playing fields and car park.

Description of area

The site is in a mostly residential part of the Northenden Ward of Manchester. Benchill Community Centre sits directly adjacent to the east and the M56 Motorway sits to the west side of Greenwood Road.

Description of development

Erection of a single storey extension together with outdoor play area and canopy

Single storey extension

The proposed single storey extension projects 12488mm from the existing side elevation of the two-storey building and spans 14278mm across the existing elevation. The extension is finished with a flat roof (at 4100mm) and is finished in blue engineering brick with aluminium powder coated windows with roller security shutters.

Outdoor play area and canopy

The proposed canopy is located on the side elevation facing into the school grounds. The canopy is finished in powder coated aluminium with polycarbonate roof to match.

The proposed works would enable:

- A dedicated SEND classroom complete with all critical areas to supplement the pupils needs including changing rooms, group rooms, therapy rooms etc
- A secure play area complete with covered play space.

PLANNING HISTORY

143536/P14J/2025

Description: Prior Approval application for the installation of roof top solar PV equipment (maximum kWp of 62.56)
Decision: Approved 20/08/2025

107688/JO/2014/S2

Description: Variation of condition no.4 to planning permission 106615/VO/2014/S2 to vary BREEAM rating to achieve 'GOOD'

Decision: Approved 04/02/2015

106615/VO/2014/S2

Description: CITY COUNCIL DEVELOPMENT Erection of two storey detached school building to accommodate six classrooms, nursery school and ancillary space, together with associated external landscape works

Decision: Approved 09/10/2014

065738/VO/SOUTH2/02

Description: CITY COUNCIL DEVELOPMENT Erection of 2.4m high fence along part of Benchill Road/ Greenwood Road and adjacent to school playing fields

Decision: approved 05/09/2002

060976/VO/SOUTH2/00

Description: CITY COUNCIL DEVELOPMENT Erection of new primary school and alteration to existing nursery school including new roof and windows.

Decision: Approved 22/02/2001

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and following questions to the applicant had no objection to the principle of the development recommending a condition for a construction management plan and for a travel plan.

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application and had no objection recommending a condition regarding a contaminated land watching brief and construction hours.

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application and had no objection to the proposal recommending an informative be attached regarding the surface water drainage.

Cadent Gas

The council was notified by Cadent Gas that the proposed development is in close proximity to Cadent medium and low-pressure assets. They have no objection in planning terms and recommended an informative be attached to the decision which the applicant should take note of.

Notifications

Local Residents

No representations received.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

- Canopy - Roof plan/site plan showing the existing and new canopy extent alongside the building requested.
- Ramp - Elevational drawing to show it/the levels and the retaining wall and handrail detail requested.
- Weldmesh fencing - Elevational drawing with the specification requested

Updated proposed development
The applicant provided updated plans with further details including details of the canopy, ramp and proposed boundary treatments.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies
Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027
    - Development Management and Planning Obligations
        - DM 1 - Development Management
    - Objective 1 - Spatial Principles
        - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
    - Objective 2 - Economy and the City Centre
        - EC 1 - Employment and Economic Growth in Manchester
        - EC 2 – Existing Employment Space
        - EC 10 – Wythenshawe
    - Objective 5 – Transport
        - T 1 – Sustainable Transport (partially replaced by PfE Policy JP-C 1)
        - T 2 - Accessible areas of opportunity and need
    - Objective 6 Environment
        - EN 1 - Design Principles and Strategic Character Areas
        - EN 10 - Safeguarding Open Space, Sport, and Recreation Facilities
        - EN 18 - Contaminated Land and Ground Stability
        - EN 19 – Waste

- Extant Unitary Development Plan (UDP) –
    - Citywide Development Control Policies
        - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
    - Strategy
        - JP-Strat9: Southern Areas
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
    - Places for Jobs
        - JP-J1: Supporting Long-Term Economic Growth
        - JP-J2: Employment Sites and Premises
    - Places for People
        - JP-P1 Sustainable Places
        - JP-P5: Education, Skills and Knowledge
- The National Planning Policy Framework (The NPPF) –
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 6 – Building a strong, competitive economy
    - Section 8 – Promoting health and safe communities
    - Section 12 – Achieving well-designed places

Principle
The City Council supports the development of local educational facilities to support the needs of the local community. The principle is accepted.

It is noted that the proposed development would likely be permitted development under Class M of Part 7 of Schedule 2 of the GPDO with the main requirement being that of a travel plan to be submitted. Notwithstanding this the principle of the extension is accepted.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building by using matching window fenestration. The new extension is finished in blue engineering brick to contrast the existing building and add a new feature to the building whilst not being out of character.

The proposal is designed to be subservient to the original building by being entirely at ground floor level with a maximum roof height of 4100mm.

Distances to boundaries are maintained with the nearest boundary 9m away and the nearest residential boundary over 50m away

The proposed canopy is of a classic canopy design and is mostly glazed with open sides and frontage and would have minimal impact on the building.

The fencing is 2400mm weldmesh fencing which is similar to existing on the site having minimal impact on the site.

The proposed ramp is of minimal elevation and features 1200mm guarding above ramp level. The ramp would add minimal massing and is acceptable.

Due to its, size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

Only minimal views of the main proposed works are capable of being seen from the street. Given the position of the extension and the limited massing, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably the existing two storey building approved in 2014 and would not therefore disrupt the area's existing features.

Effects on amenity

Privacy

The proposal includes new glazing however given these are at ground floor and the nearest neighbours are 50m away the impact to privacy is minimal.

Light

Given the proposal is entirely at ground floor level and the nearest neighbours being 50m away the impact to light from the added massing is minimal.

Noise

The proposed development would not give rise to any more noise and disturbance than the existing building.

Road Safety and Traffic Generation

The applicant has confirmed that pupil numbers will not increase but Full Time staff numbers will increase from 75no. to 78no. in September. The school has 28no. standard parking spaces and 2no. disabled bays with no change proposed.

It is noted that the application for the 2-storey building that this proposal is attached too was conditioned with a travel plan to ensure that the transport impacts to the site were minimised.

This plan was never discharged and therefore to ensure the cumulative impact of the new development is mitigated a condition for a travel plan has been conditioned.

Accessibility

The proposal does not change how people can get in and out of the building. Additional access is proposed for secondary access to the playground and a new ramp is included.

Adequacy of internal accommodation and external amenity space.
The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space including large, grassed playing fields post development.

Refuse storage and collection.
The proposal itself has minimal impact on waste from the site. It uses the current storage and collection methods on site.

Vehicular access and car parking
The proposal doesn't change how vehicles access and park at the property. The school has 28no. standard parking spaces and 2no. disabled bays. A travel plan has been conditioned as detailed above.

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity
The immediate site for the proposed extension is hardstanding therefore Biodiversity Net Gain does not apply due to the deminimis exemption.

Landscape
The proposal adds a new outdoor play area consisting of part artificial grass and part tarmac with a new perimeter path and fencing.

Green Infrastructure including open space, both public and private
The proposal has no impact on green infrastructure.

Flood risk and drainage.
The site is located within Flood Zone 1 and is shown to be at low risk of surface water flooding. A Flood Risk Assessment has been provided (Ref: FRA 251084-FRA&SuDS-Benchill School R0). On the basis that the proposed development is a non-residential development with a site area of less than 250m2, and there is no change in impermeable area proposed, the application is acceptable.

Existing or proposed hazardous installations
The applicant has submitted a Ground investigation report, and it has recommended that *"a Water Pipeline Assessment is undertaken once the location and depth of potable water pipes are known. If the made ground is not removed from site, it is likely that barrier pipe will be required. Validation of pipeline installation should include delivery notes of pipe materials, photographs of installed pipe and confirmation of connections."* They have also recommended that *"All remediation and validation work should be documented in a Site Completion Report. The Site Completion Report will allow discharge of relevant planning conditions*. A commensurate condition has been attached for a watching brief.

The council was notified by Cadent Gas that the proposed development is in close proximity to Cadent medium and low pressure assets. They have no objection in planning terms and recommended an informative be attached to the decision which the applicant should take note of.

OTHER LEGISLATIVE REQUIREMENTS

Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 polices 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.

PLANNING BALANCE & CONCLUSION

The proposed extension and associated works are considered acceptable in principle and policy terms. The development is appropriately designed, respects the character of the site, and would not result in harm to residential amenity, highway safety, or local infrastructure. The scheme supports inclusive education provision and aligns with strategic planning objectives. Subject to conditions, the proposal is recommended for approval.

RECOMMENDATION: APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

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. Specified plans

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

a. Application Form 10 Jul 2025 APPLICATION FORM
b. Design & Access Statement 15 Aug 2025 DESIGN AND ACCESS
c. Flood Risk Assessment or Drainage 15 Aug 2025 SUDS REPORT
d. Ground Survey 19 Aug 2025 COMBINED PHASE 1 PRELIMINARY RISKASSESSMENT
e. Drawing - Location Plan 10 Jul 2025 BPS-SP-P2-S-P-98-001 A
f. Drawing - Location Plan 10 Jul 2025 BPS-SP-P2-S-P-98-002
g. Drawing - Proposed 27 Aug 2025 BPS-SP-P2-XX-E-00-002 A ELEVATIONS
h. Drawing - Proposed 10 Jul 2025 BPS-SP-P2-S-P-90-002 LANDSCAPE PLAN
i. Drawing - Proposed 27 Aug 2025 BPS-SP-P2-S-D-90-001 RETAINING WALL, FENCING AND GUARDING
j. Drawing - Proposed 27 Aug 2025 BPS-SP-P2-R-P-27-001 A ROOF PLAN
k. Drawing - Proposed 10 Jul 2025 BPS-SP-P2-00-P-00-002 FLOOR PLAN
l. Supporting Information 15 Oct 2025 BRICK TYPE

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Specified materials

The materials used on the main elevations is to be Staffordshire blue smooth by Ibstock (or similar style, finish and colour) and any other exterior work (fenestrations, roof finish etc) must be of a similar appearance to those used in the construction of the exterior of the existing building.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4. Contaminated land watching brief

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 and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

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 DM 1, SP 1 and EN 1 and EN18 of the Core Strategy and JP-P1 & of Places for Everyone.

5. Construction Management Plan

Prior to commencement of the proposal hereby approved a Construction Management Plan should be submitted for approval in writing to the City Council as Local Planning Authority. The Construction Management Plan should include

a. A highway dilapidation survey including photographs and description on the condition of carriageway/footways on the construction vehicle routes into the site. This survey should pay particular attention to the footway around the access and the access itself.
b. Details of the routing of construction traffic;
c. Details of the vehicular activity associated with the construction including appropriate swept-path assessment if appropriate;
d. Details of the location and arrangements for contractor parking;
e. Identification of all the construction vehicles access point/s into the site
f. 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;
g. The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location

Reason – To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy and JP-P1 & of Places for Everyone

6. Travel Plan

a. Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:
    i. the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development (including the cumulative impact)

ii. a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
iii. mechanisms for the implementation of the measures to reduce dependency on the private car
iv. measures for the delivery of specified travel plan services
v. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

b. Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy.

INFORMATIVE(S)

1. Existing Surface Water Drainage System

If the applicant proposes to re-use the existing surface water drainage system, it is recommended that a full survey of the existing drainage infrastructure is undertaken. Any identified remedial works should be completed, and an ongoing maintenance scheme should be established to ensure that the existing drainage system is fit for purpose for the lifetime of the development.

2. Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting www.cadentgas.com/our-services/gas-diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

Environmental Health

MCC Flood Risk Management

58 Rushey Road, Manchester, M22 8EG

Benchill Community Centre, Benchill Road, Manchester, M22 8EJ

29 Alders Road, Manchester, M22 8FQ

6 Rushey Avenue, Manchester, M22 8ED

51 Alders Road, Manchester, M22 8FQ

47 Alders Road, Manchester, M22 8FQ

39 Alders Road, Manchester, M22 8FQ

33 Alders Road, Manchester, M22 8FQ

21 Alders Road, Manchester, M22 8FQ

15 Alders Road, Manchester, M22 8FQ

1 Alders Road, Manchester, M22 8FQ

7 Rushey Avenue, Manchester, M22 8ED

52 Rushey Road, Manchester, M22 8EG

147 Greenwood Road, Manchester, M22 8BF

153 Greenwood Road, Manchester, M22 8BF

151 Greenwood Road, Manchester, M22 8BF

149 Greenwood Road, Manchester, M22 8BF

155 Greenwood Road, Manchester, M22 8BF

145 Greenwood Road, Manchester, M22 8BF

9 Alders Road, Manchester, M22 8FQ

7 Alders Road, Manchester, M22 8FQ

56 Rushey Road, Manchester, M22 8EG

54 Rushey Road, Manchester, M22 8EG

50 Rushey Road, Manchester, M22 8EG

5 Rushey Avenue, Manchester, M22 8ED

1 Rushey Avenue, Manchester, M22 8ED

4 Rushey Avenue, Manchester, M22 8ED

2 Rushey Avenue, Manchester, M22 8ED

53 Alders Road, Manchester, M22 8FQ

5 Alders Road, Manchester, M22 8FQ

49 Alders Road, Manchester, M22 8FQ

45 Alders Road, Manchester, M22 8FQ

43 Alders Road, Manchester, M22 8FQ

41 Alders Road, Manchester, M22 8FQ

37 Alders Road, Manchester, M22 8FQ

35 Alders Road, Manchester, M22 8FQ

31 Alders Road, Manchester, M22 8FQ

3 Alders Road, Manchester, M22 8FQ

27 Alders Road, Manchester, M22 8FQ

25 Alders Road, Manchester, M22 8FQ

23 Alders Road, Manchester, M22 8FQ

19 Alders Road, Manchester, M22 8FQ

17 Alders Road, Manchester, M22 8FQ

13 Alders Road, Manchester, M22 8FQ

11 Alders Road, Manchester, M22 8FQ

3 Rushey Avenue, Manchester, M22 8ED

8 Rushey Avenue, Manchester, M22 8ED

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA