Planning

Growth & Development

Delegated officer report for planning application

Application no.	142931/NMC/2025
Date registered valid:	13 May 2025
Proposal:	Non-material amendment to planning approval reference 137074/FO/2023 to allow for landscape changes to improve the functionality and safety of the play including: Addition of new safety surface for play equipment, additional 1.8m high fencing separating the hard and soft play areas, reduction in hard surfacing towards the front of the school (by the new U7/U8 mini pitch), reconfiguration of nursery/reception external play area, and reconfiguration of sensory garden
Address:	Sandilands Community Primary School, Wendover Road, Manchester, M23 9JX
Ward(s):	Brooklands Ward
Applicant:	Sandilands Community Primary School
Agent (if any):	Miss Lucy Furber, Iceni Projects
Case officer:	Robert Griffin Tel: 0161 234 4527 Email: robert.griffin@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**15.05.2025**

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Non undertaken for non-material amendment application

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site comprises an existing primary school and associated external hard and soft play space accessed from Wendover Road extending to approximately 3.2 hectares in size. In addition, there is a small area of woodland within the playing field and areas laid out as general landscaping. There are two areas marked out for car parking. The school comprises a number of teaching blocks which range between one and two storeys in height. Towards the south-east corner of the site there is a Caretaker's residence, with two separate utility buildings and to the north of this a Surestart Nursery. The site is bordered with a mix of young and mature trees with hedging present to the boundary. The Caretakers Residence and Surestart nursery are unaffected by the proposals.

The main entrance is on the south elevation in a close proximity to the existing car park. The playing fields are located to the north of the site. The school sits within a predominantly residential area with a number of green spaces dispersed around the area. There is a bus stop located directly outside of the site, on Wendover Road. The site is also approximately a 15 minute walk from Wythenshawe Park and Moor Road Tram stops which provide access to Manchester City Centre and Manchester Airport.

The proposal will see the vehicular entrances retained, including main school car park off Wendover Road and delivery/maintenance access to the south-east of the site, shared with the Nursery. Pedestrian entrances are both from Wendover Road, one which enters the site in the

centre as the main visitor entrance and second entrance to the south-west corner of the site for Parents/Students pick-up and drop-off.

Description of development

Planning permission 137074/FO/2023 was granted in September 2023 for the erection of a two storey educational building (Class F1(a)) containing roof top Photovoltaic (PV) Panels, erection of a separate canopy structure covered by PV Panels, provision of hard and soft landscaping, reconfiguration of car park, provision of new cycle parking and revised pedestrian access and demolition of existing buildings. Works are well advanced on site to deliver this planning permission.

Since the granting of the above planning approval a subsequent non-material amendment application was submitted and approved in October 2024 (reference 141211/NMC/2024) and granted non-material amendments to the elevations of the approved building, signage changes and some amendments to materials.

The proposals subject of this application seek non-material amendments to the approved development for:
- Addition of new safety surface for play equipment
- Additional 1.8m high fencing separating the hard and soft play areas.
- Reduction in hard surfacing towards the front of the school (by the new U7/U8 mini pitch)
- Reconfiguration of nursery/reception external play area
- Reconfiguration of sensory garden

Consultations & Notification Responses

Non undertaken for this non-material amendment application.

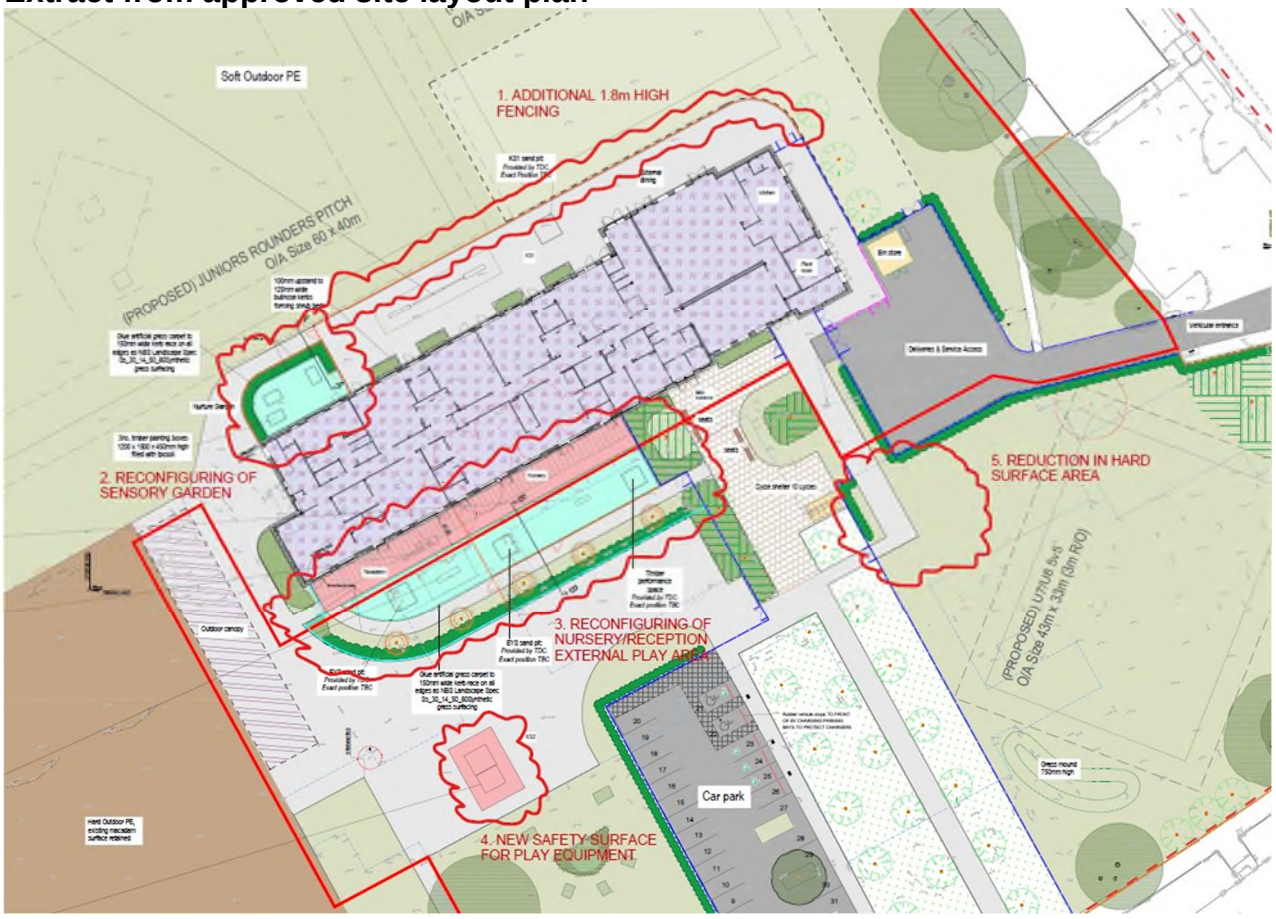
Materiality

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

The application relates to approved planning permission 137074/FO/2023 and proposed amendments to some external areas associated with the school. The details of these amendments are set out above and on the below extracted from the submitted documents.



Extract from approved site layout plan



Extract from proposed site layout plan with amendments noted and identified within red bubbles

Following consideration of the proposed amendments it is considered that they are non-material in nature and would not materially alter the overall external appearance of the approved scheme

and do not impact on the delivery of the replacement playing pitches required by the original consent. The proposals would not give rise to a change in significance of impacts on residential amenity and are considered to be acceptable in this instance. An amendment is required to condition 2 to reflect the amended plan submitted and this would be appended to any decision issued.

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.

Recommendation: Approve

1) The proposed non-material amendments relate to:
- Addition of new safety surface for play equipment
- Additional 1.8m high fencing separating the hard and soft play areas.
- Reduction in hard surfacing towards the front of the school (by the new U7/U8 mini pitch)
- Reconfiguration of nursery/reception external play area
- Reconfiguration of sensory garden

2) Following an assessment of the details submitted, the Council can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the appearance on the development within the streetscene or character of the wider area, nor on the replacement playing pitches. It is also considered that the proposals would not have any impact on the amenity of existing nearby residential properties.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
SRP1034-EWA-ZZ-00-D-A-0400 P3 PROPOSED LEVEL 00 GA FLOOR PLAN; SRP1034-EWA-ZZ-01-D-A-0401 P3 LEVEL 01 GA FLOOR PLAN; SRP1034-EWA-ZZ-RF-D-A-0402 P4 LEVEL 02 ROOF GA PLAN; SRP1034-EWA-ZZ-ZZ-D-A-0421 P2 ACCESS STRATEGY PLAN 01; SRP1034-EWA-ZZ-ZZ-D-A-0422 P2 ACCESS STRATEGY PLAN 02 ; SRP1034-TAC-ZZ-XX-D-E-9006 P02 EXTERNAL LIGHTING LAYOUT; SRP1034-EWA-ZZ-ZZ-D-A-9002 P2 DEMOLITION SITE PLAN; Noise Impact Assessment AEC REPORT: P4807/R1/NRS; Arboricultural Impact Assessment and Method Statement Reference: 81-240-R3-1 April 2023; Preliminary Ecological Appraisal Report Reference:81-240-R1-1 May 2023; PHASE 01 GROUND INVESTIGATION DESK STUDY (REF: SL01-R11 Rev A); PHASE 02 GROUND INVESTIGATION REPORT (REF: SL01-R12); GRM Site Investigation Works 3rd April 2023; Sandilands Primary School, Transport Statement May 2023; Sandilands Primary School, School Travel Plan May 2023; Energy Strategy Report SRP1034-TAC-ZZ-XX-T-O-0003; External Lighting Calcs PA1681 RELUX; Part L2 Compliance Report SRP1034-TAC-ZZ-XX-T-O-0010 as received by the City Council on the 24th May 2023
Crime Impact Statement 2005/1129/CIS/02 prepared by GMP as received by the City Council on the 3rd July 2023
SRP1034-EWA-ZZ-ZZ-D-A-0500 Rev C3 PROPOSED ELEVATIONS as received by the City Council on the 15th October 2024

SRP1034-EWA-ZZ-ZZ-DR-L-9003 Rev C4 LANDSCAPE PLAN as received by the City Council on the 13th May 2025

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

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