MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141054/FO/2024
Date registered valid:	18 September 2024
Proposal:	Installation of access ramp, connecting path and 2m high secure gates.
Address:	Sacred Heart RC Primary School, Floatshall Road, Manchester, M23 1HP
Ward(s):	Baguley Ward
Applicant:	Mrs Bramhall
Agent (if any):	Mr Allan Nuttall AHR
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**11th November 2024**



Application details

Type of application: Full Application Consent
Development type: Minor Other
Date of site visit: 15 October 2024
Standard consultations:
Printed: 3 October 2024 Expired: 24 October 2024
Neighbour notifications
Printed: 3 October 2024 Expired: 24 October 2024
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 relates to a single storey detached building which forms a primary school in the Baguley ward area of Manchester. The school is located along Floatshall Road and is adjacent to Sacred Heart and Saint Peters Catholic Church. The main entrance to the school is taken off Floatshall Road while parking and pedestrian access is through a perimeter fence north of the site.



Listed building: Not applicable
Conservation area: Not applicable

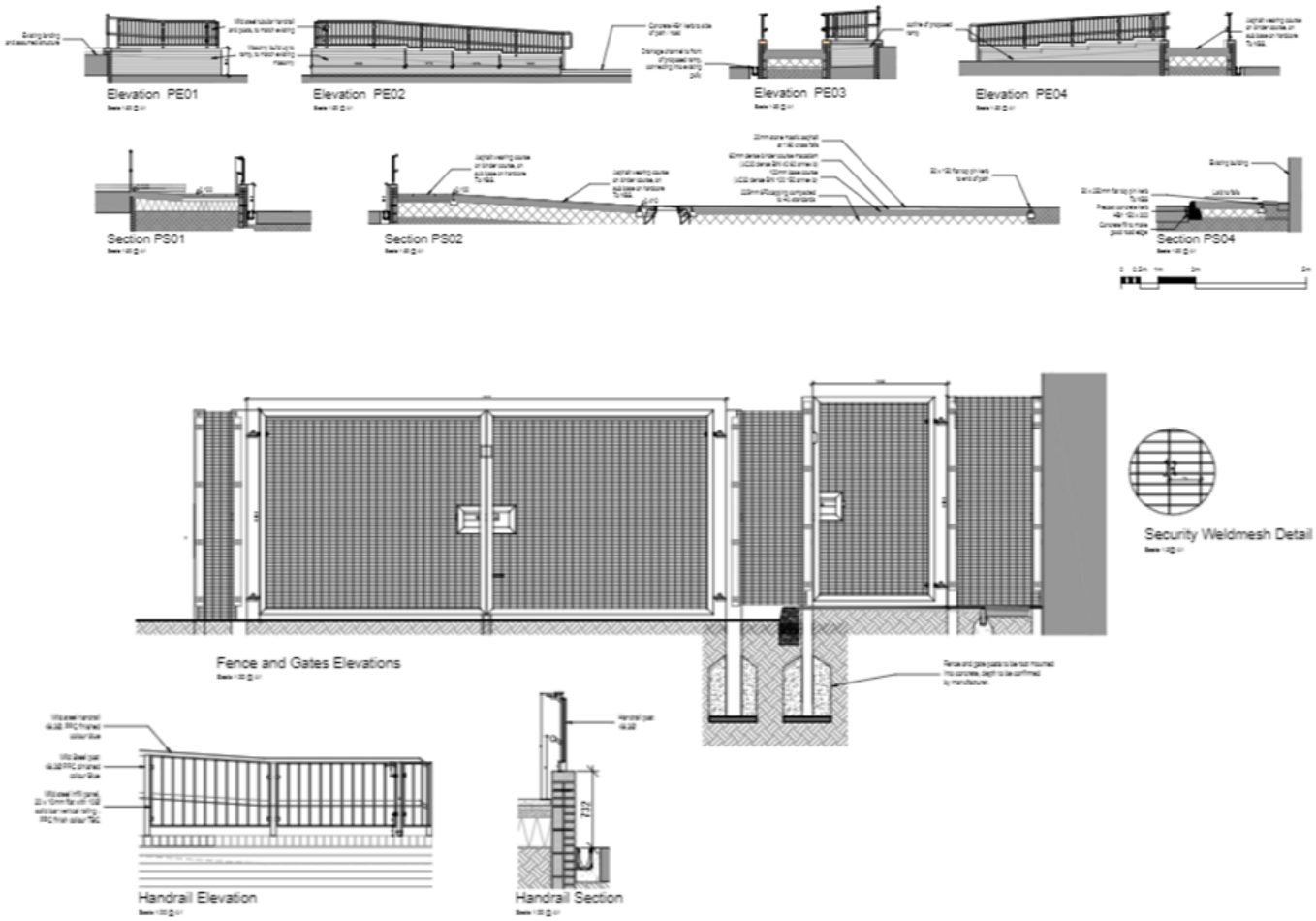
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with some industrial units west of the site off Southmoor Road.

Description of development

The applicant is seeking planning permission for the installation of access ramp, connecting path and 2m high secure gates.



Consultations & Notification Responses

Local residents – No comments or representations have been received as a result of this proposal

Highways comments

The application is seeking consent to provide an access ramp to the main entrance, automated gate access away from the main entrance and a secure compound to the entrance. The existing access from Floatshall Road will be retained. This access provides access for vehicles and pedestrians, The application does not propose to upgrade this existing access and therefore there are no changes to the adopted highway.

The existing and proposed fencing will only extend within the red-line boundary of the site and as such, does not impinge upon the adopted highway. The proposed access ramp will be located

within the red line boundary of the site and will not impact on the adopted highway. It is recommended that the access ramp is constructed in alignment with MCC Design for Access 2

Guidance.

Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands. The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

The applicant should be advised that any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

Policy and Issues

The following policies are considered relevant in the consideration of this application.

o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

History relating to Sacred Heart Primary School

141054/FO/2024 - Recv: 18.09.2024 - Application Pending Consideration - Installation of access ramp, connecting path and 2m high secure gates.

093317/FO/2010/S2 - Recv: 07.06.2010 - Permitted Development - 01.07.2010 Installation of canopy to nursery play area

078548/FO/2006/S2 - Recv: 07.03.2006 - Application Approved - 02.05.2006 Erection of 2.4 metre high perimeter fencing to boundaries of school

063797/FO/SOUTH2/01 - Recv: 12.12.2001 - Application Approved - 01.02.2002 Erection of a single storey extension to the west elevation to form waiting room /reception area and access ramp

Principle

The principle for the improvement of existing buildings to provide additional accessible access is considered to be acceptable and a welcome addition to the facilities servicing the building. In this instance further consideration of the impact of the proposal on visual and residential amenity is required.

The building is currently in use as a school as originally built.

Residential / Visual Amenity

As outlined above, the submitted application relates to the installation of an access ramp, connecting path and 2m high secure gates. There is an existing ramp occupying the access to the front, however, the existing ramp is not considered to be satisfactory and fails to provide adequate entrance into the building. The proposed ramp would occupy a proportion of the front/main entrance providing accessible admission to the entrance which forms the reception area. All works will be compliant with Part M of Building Regulations, the Equality Act and BS8300.

No comments or objections have been received from the local residents notified of this application. The ramp occupies a relatively small footprint and is not thought to impact the residential amenity of surrounding residents as it won't overshadow or overlook the surrounding buildings.

In addition to the access ramp, the proposal includes the erection of 2.0m high weldmesh fencing and gates which would be sited on the approach to the ramp access northwest of the site and south of the site providing additional security to the school following the creation of a new path.

Although the proposal would be visible in the street scene, the development benefits the needs of staff and visitors requiring accessible access and egress of the building, therefore in this instance the proposal is considered acceptable and therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1 and EN1

Design and Appearance

The proposed access ramp is of a standard design. In terms of the proposed materials and finishes, it is intended to use handrails, mild steel PPC finished in colour blue, mild steel tubular handrail and posts to match existing, facing brick wall with brick on edge capping, couilour to match existing. The Security mesh fencing and gates will match the existing colour. A materials condition has been attached to ensure that the specified materials are adhered to, and is in keeping with the character of the street scene, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Conclusion - The proposal complies with the above policies; it received no objections and the City Council recognises the importance of adapting buildings to suit changing needs and accommodate disabled or impaired persons. The ramp and handrails would improve the safety and comfort of the building for the users allowing them to safe access and egress of the building.

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

Article 35 Declaration

The application has been determined in a positive and proactive manner. No issues that have arisen during consideration of the application which has been determined in accordance with statutory timescales.

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

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:

Received on 8th September 2024 numbered DOS-AHR-SH-00-DR-A-90-003 Proposed Plans, Sections and Elevations
Received on 8th September 2024 numbered DOS-AHR-SH-00-DR-A-90-003 Proposed Site Plans
Received on 8th September 2024 numbered DOS-AHR-SH-00-DR-A-90-005 Proposed External works

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 materials to be used on the external surfaces hereby permitted shall match those as specified on the application form/drawings in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure, pursuant to policy DM1 of the Manchester Core Strategy.

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network. Resilience teams via Email - highwaylicenses@manchester.gov.uk

2) It is recommended that the access ramp is constructed in alignment with MCC Design for Access 2 Guidance

Appendix 1 – List of consultees & neighbours notified

Highway Services

129 Floatshall Road, Manchester, M23 1HD
119 Floatshall Road, Manchester, M23 1HT
Playing Field, Sacred Heart RC Primary School, Floatshall Road, Manchester, M23 1HP
121 Floatshall Road, Manchester, M23 1HT
131 Floatshall Road, Manchester, M23 1HD
Sacred Heart Rc Church, Floatshall Road, Manchester, M23 1HP
The Presbytery, Sacred Heart Rc Church, Floatshall Road, Manchester, M23 1HP
1 Bowland Road, Manchester, M23 1JP
1 Kinmel Walk, Manchester, M23 1EL
2 Borth Walk, Manchester, M23 1EJ
1 Borth Walk, Manchester, M23 1EJ
139 Floatshall Road, Manchester, M23 1HD
137 Floatshall Road, Manchester, M23 1HD
135 Floatshall Road, Manchester, M23 1HD
133 Floatshall Road, Manchester, M23 1HD
127 Floatshall Road, Manchester, M23 1HD
125 Floatshall Road, Manchester, M23 1HD
123 Floatshall Road, Manchester, M23 1HD
4 Bowland Road, Manchester, M23 1JQ
2 Bowland Road, Manchester, M23 1JQ

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