

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141211/NMC/2024

Date registered valid: 11 October 2024

Proposal: Non Material Change to application 137074/FO/2023 to allow elevational alterations and removal of signage and changes to materials

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, Icen Projects

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18.10.2024

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Not required for a non-material amendment

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.

The Environment Agency flood map shows the site as being within Flood Zone 1. There are no public rights of way running through the site.

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.

The proposals subject of this application seek non-material amendments to the approved development for:

North Elevation

- o A window has been reduced as the depth of the staircase landing increased due to construction tolerances and fouled the top of the window.
- o The door adjacent the hall windows had to be reduced in height because the steelwork required to support the stair clashed with the curtain walling frame.
- o The 'Sandilands Community Primary School' signage has been removed. As the signage is located to the rear of the school, it was not actually advertising the school name to any passing members of the public and was therefore considered unnecessary.
- o The glass spandrel panels to the classroom doors have been changed to aluminium. This is because there was a wider range of more vibrant colours more suited to primary aged children in aluminium than glass.
- o South Elevation
- o As above, the glass spandrel panels to the classroom doors have been changed to aluminium. This is because there was a wider range of more vibrant colours more suited to primary aged children in aluminium than glass.
- o The aluminium panels over the hall curtain walling windows have been put into a frame.

Planning History

104516/VO/2013/S2

City Council Development for the erection of single storey double classroom unit following removal of existing prefabricated double classroom unit.
Approved February 2014

083290/FO/2007/S2

Erection of a single storey extension to form a new entrance and staff accommodation with new landscaped courtyard and new tarmac car park with associated landscaping
Approved May 2007

075987/VO/2005/S2

Proposed new build Surestart nursery unit including external soft and hard play areas and parking following demolition of existing building
Approved August 2005

070417/FO/2003/S2

Erection of single storey extension to nursery to form additional accommodation





Elevation proposed as part of the non-material amendment

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 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

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

.1) The proposed amendments relate to:

North Elevation

- A window has been reduced.
- The door adjacent the hall windows had to be reduced in height.
- The 'Sandilands Community Primary School' signage to the rear of the school has been removed.
- The glass spandrel panels to the classroom doors have been changed to aluminium.

South Elevation

- The glass spandrel panels to the classroom doors have been changed to aluminium.
- The aluminium panels over the hall curtain walling windows have been put into a frame

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. It is also considered that the proposals would not have any impact on the amenity of any existing residential properties.

Amended condition 2:

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

SRP1034-EWA-ZZ-ZZ-DR-L-9003 P09 LANDSCAPE PLAN as received by the City Council on the 15th June 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

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 (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

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 (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA