MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138684/FO/2023
Date registered valid:	12 January 2024
Proposal:	Erection of a single storey classroom building
Address:	Levenshulme High School For Girls, Crossley Road, Manchester, M19 1FS
Ward(s):	Burnage Ward
Applicant:	Mr Mark McNulty, Greater Manchester Education Trust
Agent (if any):	Lancaster Maloney Martin
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: **07 March 2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26 February 2024

Standard consultations: Printed: 17 January 2024 Expired: 7 February 2024

Neighbour notifications: Printed: 17 January 2024 Expired: 7 February 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/area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to Levenshulme High School for Girls, a long-standing educational institution located within the Burnage ward of Manchester. The site itself is accessed off Errwood Road and is bounded to the south by Crossley Road, to the west by Acacias Community Primary School, and to the north by semi-detached residential properties. Within the grounds of the site, the school features an access road which runs parallel to its northern boundary and leads onto an area of hardstanding used for parking, the ‘Energy Box’ to its northeast corner, the Errwood building sited adjacent to the car park, the Crossley which adjoins the neighbouring primary school, with soft landscaping and playing fields present to its south.



Figure 1. Excerpt from Google Earth, with red pin illustrating the location of the application site.

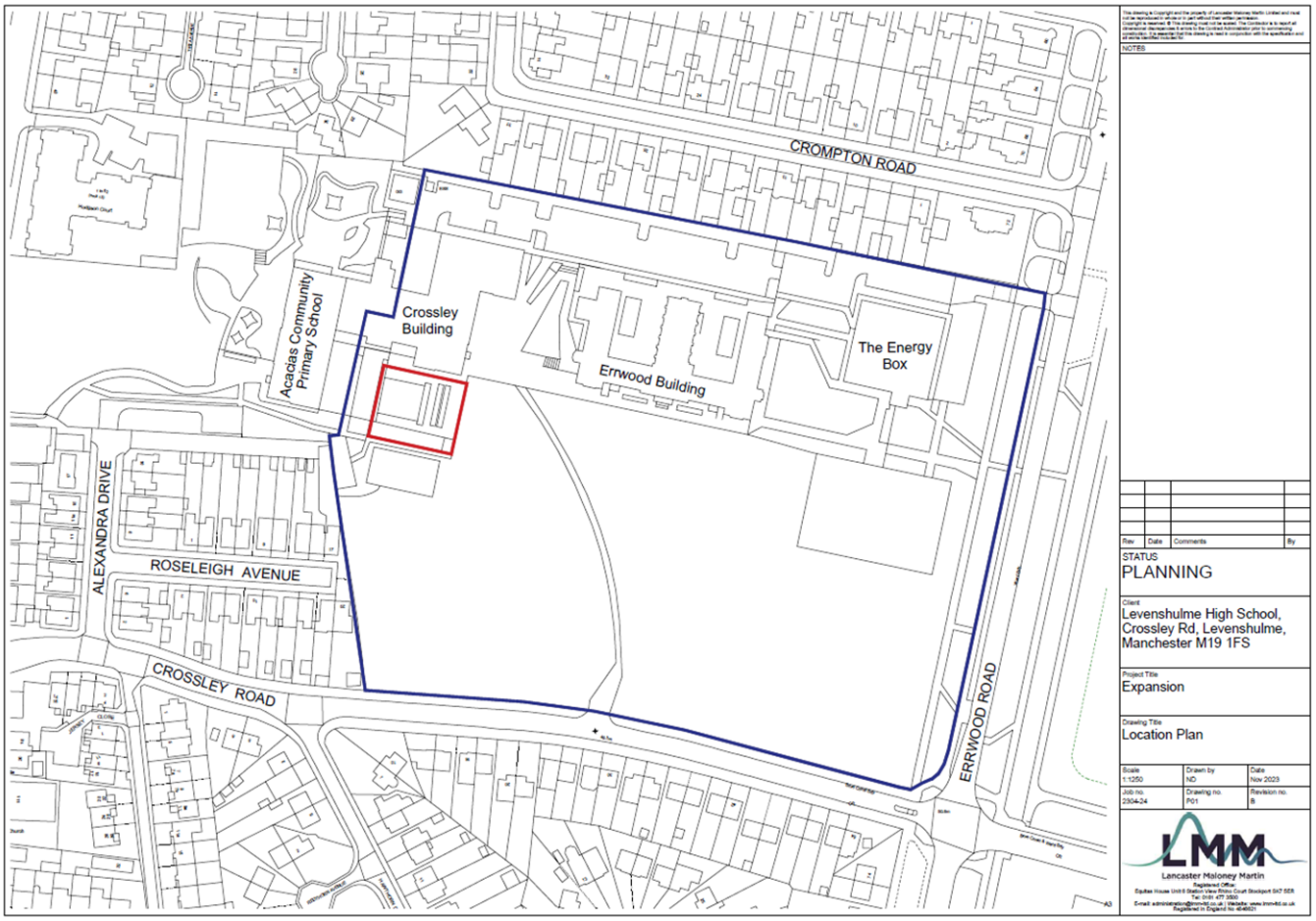


Figure 2. Submitted location plan.



Figure 3. Proposed site of development, as viewed from Crossley Road.

Description of development

The applicant is seeking permission for the erection of a single storey classroom building.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Highways made no objection to the proposal, requesting that the development is implemented in accordance with the submitted travel plan.

Environmental Health made no objection to the proposal, requesting conditions relating to demolition/construction hours, external plant/equipment/servicing, refuse management and contaminated land be attached to the decision notice.

Flood Risk Management requested conditions relating to the submission of a surface water drainage scheme be attached to the decision notice.

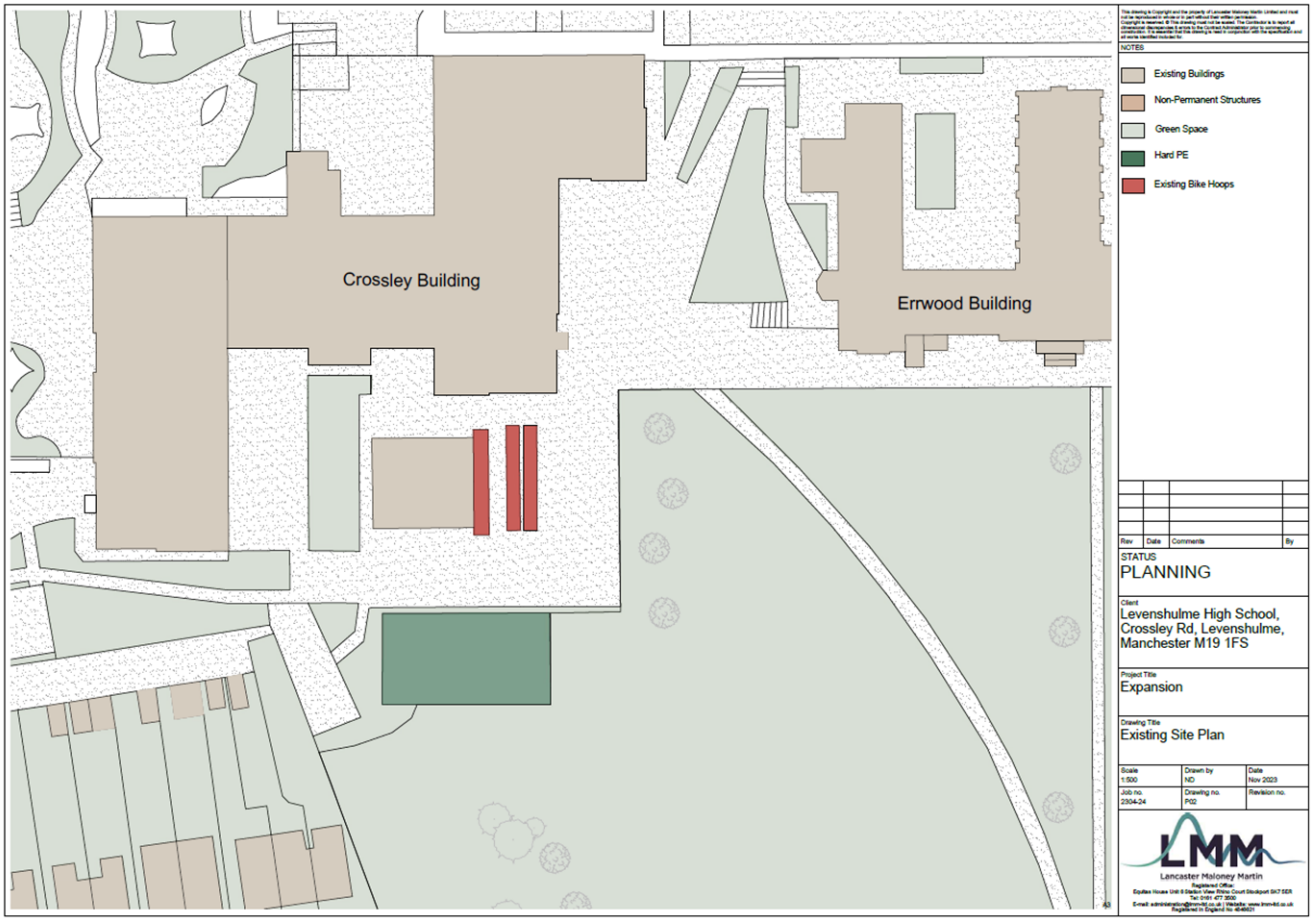


Figure 4. Submitted existing site plan.

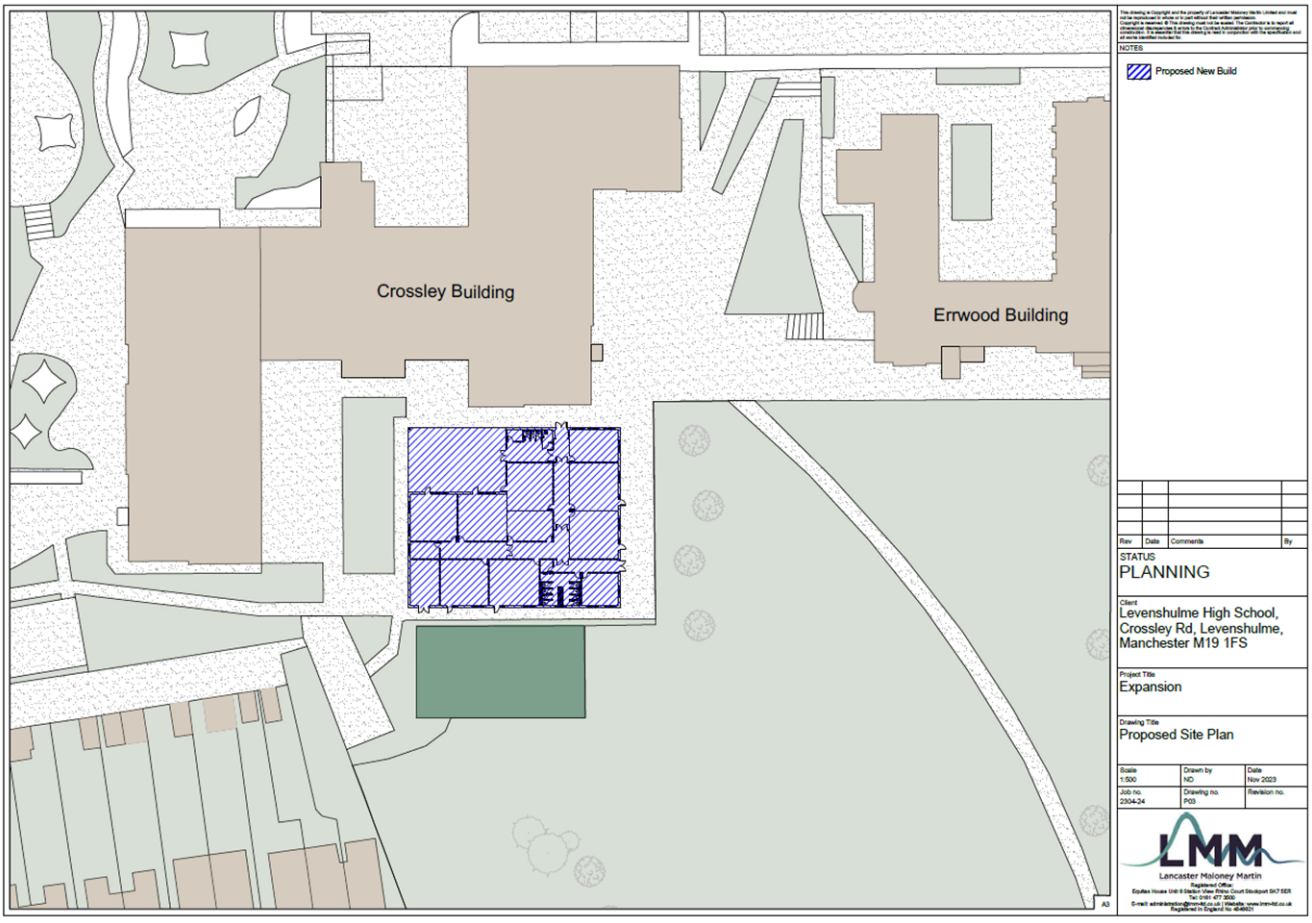


Figure 5. Submitted proposed site plan.

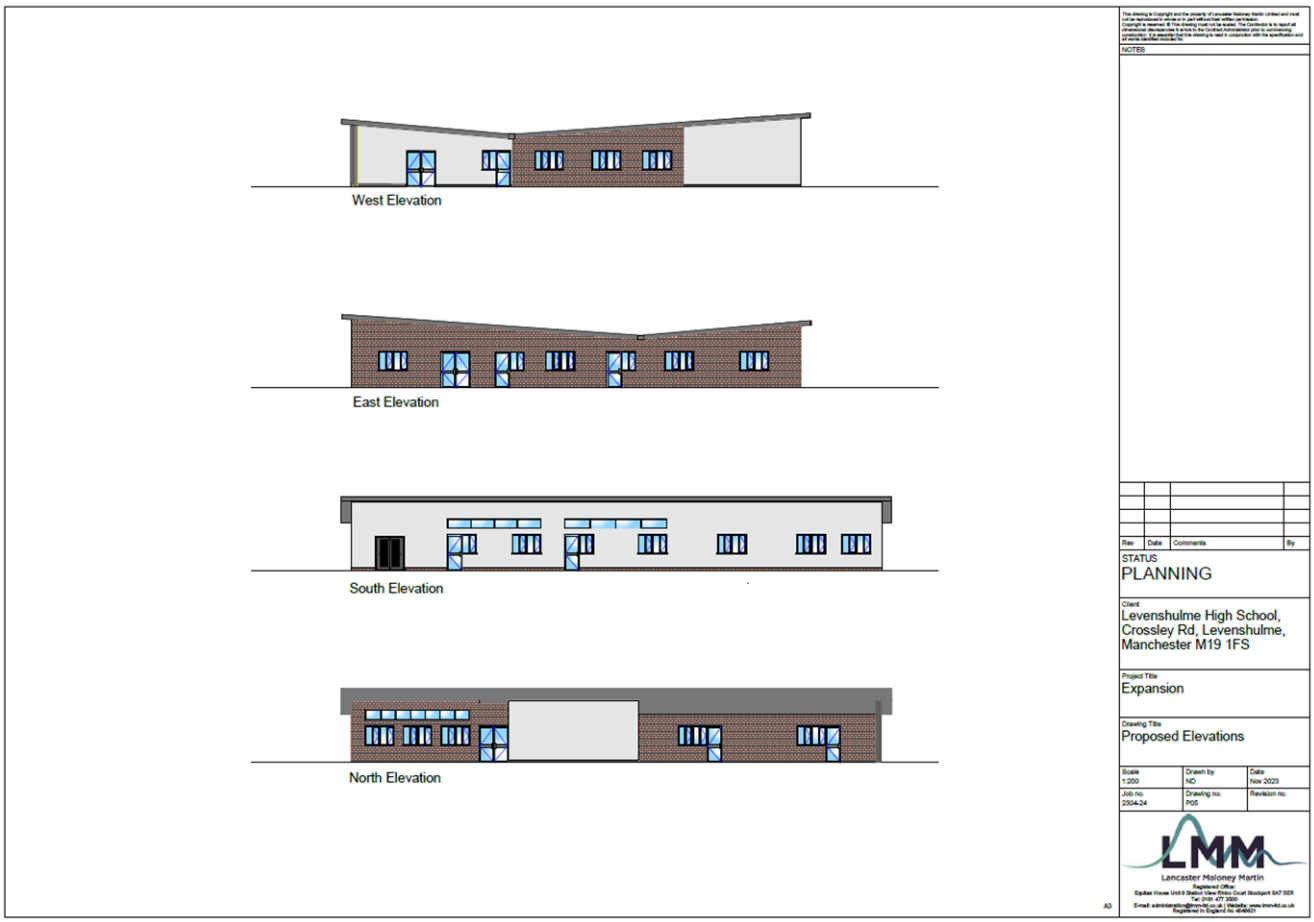


Figure 6. Submitted proposed elevations.



Figure 7. Submitted proposed layout plan.

Policies

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

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2023)
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone
The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Issues

Principle – the principle of the proposal, to erect a single storey classroom building, to accommodate 100 additional students at the Levenshulme High School for Girls, is generally considered acceptable given that this would improve the facilities and educational function and capacity of the site. However, consideration must be given to the proposal's appearance, impact upon visual and residential amenity, waste storage, and parking as well as its environmental impacts.

Siting, scale, and massing – the single storey classroom building would be sited immediately south of the existing Crossley Building and would replace an existing single storey unit as well as a stretch of cycle stands, with these provisions being accommodated elsewhere within the school grounds.

The building itself would measure to 28.128m in length / depth, 33.182m in width, and 4.568m in height, featuring a sloped butterfly roof form, and providing 7no. MFL classrooms, 1no. plant room, 2no. store rooms, 1no. staff workroom, 2no. WCs, 1no. intervention/office space, and 1no. external dining area.

Overall, the siting, scale, and massing of the proposal is considered acceptable given the clear subservience of the proposed building to the existing built form present on site as well as its siting away from the plot's shared boundaries. As such, it is understood that the proposal would not introduce an overly dominant or overbearing feature within this area, integrating well with the existing character of the site.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the submitted application form indicates that the building would be constructed of a combination of brick and render (colours to match the existing buildings present on site), with metal sheeting for its roof, and aluminium windows and doors.

Its northern elevation, facing the existing Crossley Building, would feature 5no. regular windows, 7no. high-level windows, 2no. outward-opening single doors, and 1no. outward-opening double doors as well as the external dining area. Its eastern elevation, facing the site's playing fields, would feature 6no. windows, 2no outward-opening single doors, and 1no. outward-opening double doors. Its southern elevation, also facing the site's playing fields, would feature 7no. windows, 2no. outward-opening single doors, and 1no. outward-opening double doors. Its western elevation, facing an area of existing green space, would feature 4no. windows, 1no. outward-opening single door, and 1no. outward-opening double door. The building would feature a sloped, butterfly roof form.

Sited within the confines of the application site, with considerable distances maintained to the plot's shared boundaries, it is believed that this addition should not cause substantial harm to the visual amenity of the area as it would be in-keeping with the appearance of the existing built form present onsite in terms of its materials and would not feature prominently within the street scene or public realm.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy as well as chapter 12 of the NPPF.

Residential amenity – the building would be sited a considerable distance away from the nearest residential properties, which are located along Roseleigh Avenue to the southwest of the site. It is therefore understood that the proposal would have a minimal effect upon the residential amenity of the area, with limited impacts upon outlook, light, and privacy.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Waste storage – the submitted 'Bin Store Location and Transit Route' indicates that the site's shared bin store, located in the northwest corner of the plot, would be serviced by waste collection vehicles via the access road leading off Errwood Road to the east.

These details were deemed insufficient by Environmental Health, who requested further details of a scheme for the storage and disposal of refuse associated with the development. This has been conditioned.

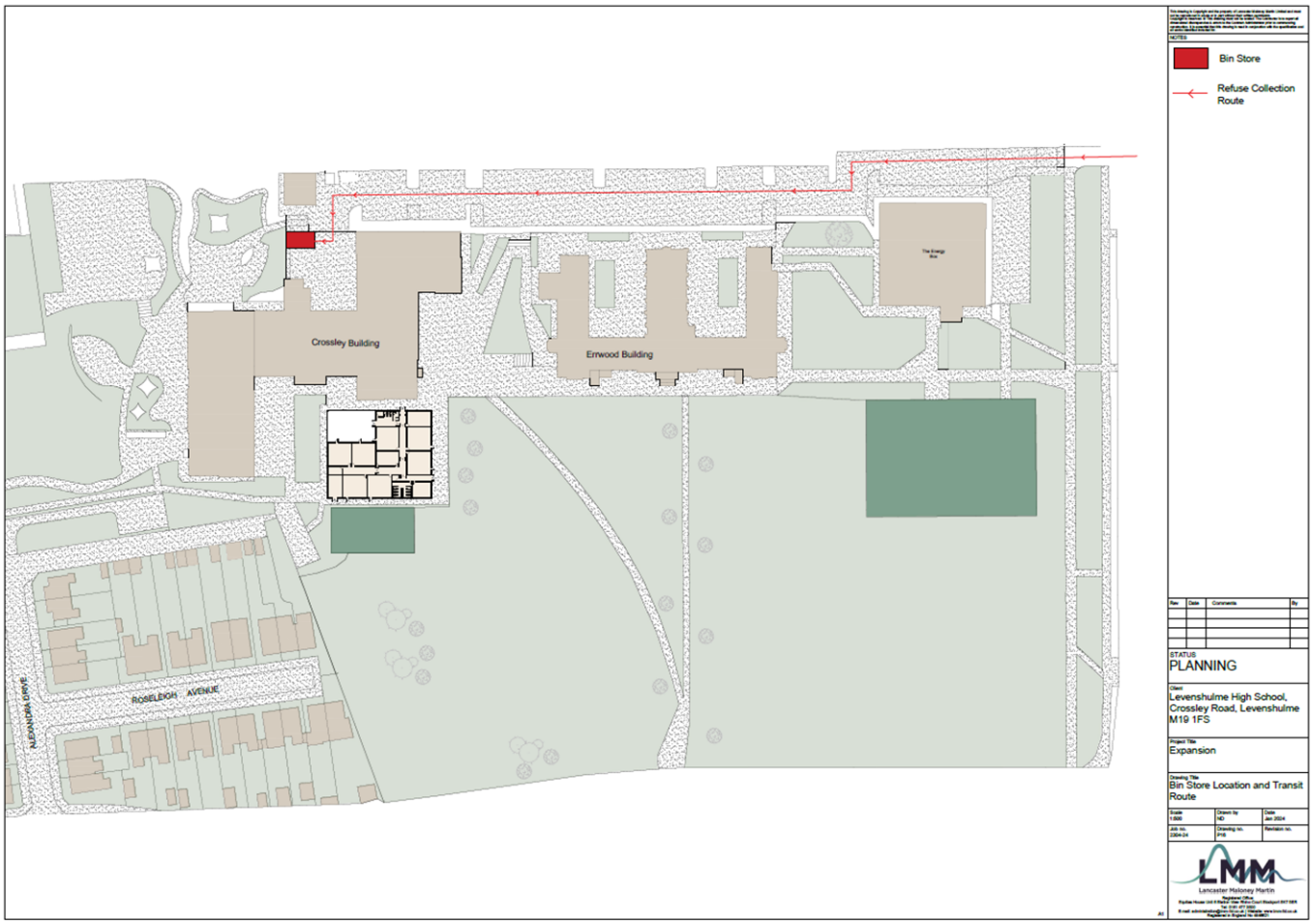


Figure 8. Submitted bin store location and transit route plan.

Parking and Highways – in their email correspondence, dated to the 23rd February 2024, the agent provided confirmation that the application site includes 124no. car parking spaces, plus 12no. accessible parking bays. These are present on the northern outskirts of the site and are serviced by the access route which leads off Errwood Road. Highways confirmed their acceptance of these parking arrangements.

The submitted information indicates that 78no. cycle parking spaces will be retained and split between two locations, surrounding the existing 'Energy Box' building present on site. Highways confirmed their acceptance of these arrangements.

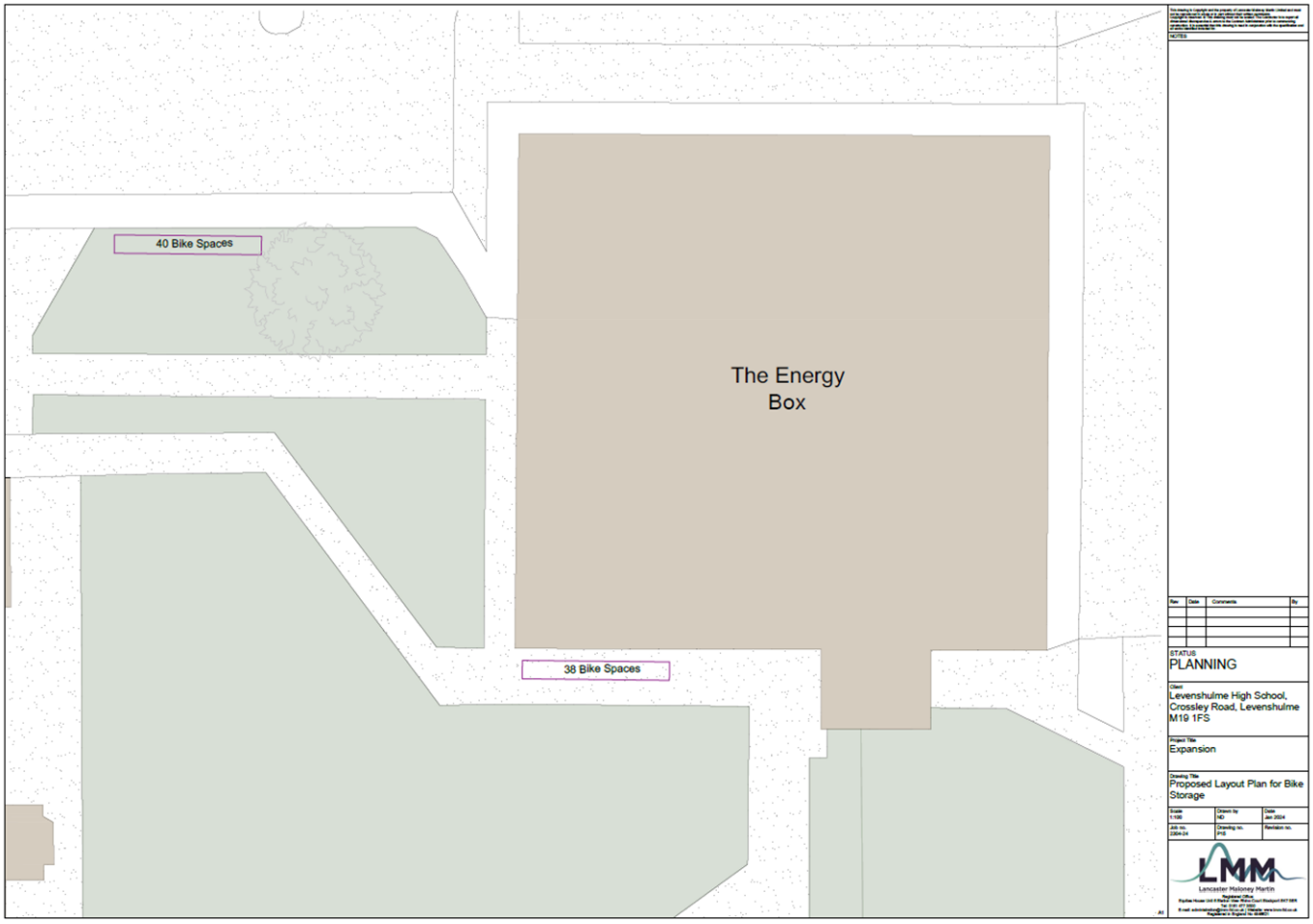


Figure 9. Submitted proposed layout plan for bike storage.

Environmental Health – made no objection to the proposal, requesting conditions relating to demolition/construction hours, external plant/equipment/servicing, refuse management and contaminated land be attached to the decision notice.

No external plant/equipment/servicing is proposed as part of the development, therefore this condition has not been attached.

Flood Risk Management – initially objected to the scheme on the basis that elements of the site, as indicated on the original location plan submitted, were within Flood Zone 2, which notes a medium probability of flooding, with no flood risk assessment submitted.

This objection has since been revoked following the submission of a revised site plan which more accurately depicts the extent of the proposed site of development (see drawing number P01), which is not itself situated within the Flood Zone. As such, a Flood Risk Assessment is not required in this instance.

Details of a surface water drainage scheme were requested, however. This has been conditioned.

Conclusion - the proposal complies with policies DM1, and SP1 of the Core Strategy as well as chapter 12 of the NPPF as it is not considered to have a detrimental impact upon the visual amenity of the application site or wider area, nor significantly impact the existing levels of residential amenity enjoyed by surrounding occupiers, or the current car parking arrangements present on site.

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

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

-'Application for Planning Permission', numbered 'PP-12591421', stamped as received by the City Council as Local Planning Authority on the 29th November 2023.
-'Location Plan', numbered 'P01', stamped as received by the City Council as Local Planning Authority on the 28th February 2024.

-‘Proposed Site Plan’, numbered ‘P03’, stamped as received by the City Council as Local Planning Authority on the 29th November 2023.
-‘Proposed Layout Plan’, numbered ‘P04’, stamped as received by the City Council as Local Planning Authority on the 29th November 2023.
-‘Proposed Elevations’, numbered ‘P05’, stamped as received by the City Council as Local Planning Authority on the 29th November 2023.
-‘Proposed Roof Plan’, numbered ‘P06’, stamped as received by the City Council as Local Planning Authority on the 29th November 2023.
-‘Proposed Layout Plan for Bike Storage’, numbered ‘P15’, stamped as received by the City Council as Local Planning Authority on the 26th February 2024.
-‘Bin Store Location and Transit Route’, numbered ‘P16’, stamped as received by the City Council as Local Planning Authority on the 26th February 2024.
-‘LEVENSHULME HIGH SCHOOL. Levenshulme, Manchester. November 2023 – Design & Access Statement’, stamped as received by the City Council as Local Planning Authority on the 29th November 2023.
-‘TRANSPORT STATEMENT’, stamped as received by the City Council as Local Planning Authority on the 12th January 2024.
-Agent email correspondence dated to the 23rd February 2024.

Reason - To ensure that the development is carried out in accordance with the approved documents. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the building hereby permitted shall match those specified on the submitted application form and approved plans.

Reason - To ensure the appearance of the site to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in

each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised 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 Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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 the Unitary Development Plan for the City of Manchester.

5) Prior to the commencement of demolition/development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:
- Detail the vehicular activity associated with the construction including appropriate swept path assessment of routing both within the site and on the adjacent highway;
- Identify measures to control dust and mud, including on the surrounding public highway
- Details of the location and arrangements for contractor parking;
- Detail of an emergency contact telephone number to be displayed at the site;
- Timescale's for the completion and scope of a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site;
- Site working hours;

The development shall only be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and ensure safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

6) Prior to the commencement of development, a surface water drainage scheme for the site, based on sustainable drainage principles shall be submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policies EN14 and EN17 of the Core Strategy.

7) a) Before first occupation of the development hereby approved, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

8) Within six months of the first use of the development, a revised Travel Plan which is consistent with the Framework Travel Plan submitted as part of the application and which takes

into account the information about travel patterns gathered following the opening of the building 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 building, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

Informatives

1) In order to discharge the surface water drainage condition from this planning approval the scheme should also include:
- Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.
- For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.
- Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority.
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.
- Hydraulic calculations to support the drainage proposal.
-Details of how the scheme shall be maintained and managed after completion.

2) MCC records highlight that the underground Willow Brook is located within close proximity to the site (approximately 10 m to the south of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

3) Construction / demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as Local Planning Authority:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management

24 Crossley Road, Manchester, M19 1XS
50 Crossley Road, Manchester, M19 1XS
10 Crompton Road, Manchester, M19 2GH
37 Crompton Road, Manchester, M19 2QJ
35 Crompton Road, Manchester, M19 2QJ
33 Crompton Road, Manchester, M19 2QJ
20 Roseleigh Avenue, Manchester, M19 2NP
11 Roseleigh Avenue, Manchester, M19 2NP
30 Crossley Road, Manchester, M19 1XS
20 Crossley Road, Manchester, M19 1XS
46 Crossley Road, Manchester, M19 1XS
8 Crompton Road, Manchester, M19 2GH
23 Crompton Road, Manchester, M19 2QJ
5 Crompton Road, Manchester, M19 2QJ
3 Crompton Road, Manchester, M19 2QJ
21 Hilbre Road, Manchester, M19 2PU
23 Hilbre Road, Manchester, M19 2PU
16 Crompton Road, Manchester, M19 2GH
30 Crompton Road, Manchester, M19 2GH
32 Crompton Road, Manchester, M19 2GH
9 Kempton Road, Manchester, M19 2QL
18 Roseleigh Avenue, Manchester, M19 2NP
14 Crossley Road, Manchester, M19 1XS
18 Crossley Road, Manchester, M19 1XS
28 Crossley Road, Manchester, M19 1XS
16 Crossley Road, Manchester, M19 1XS
32 Crossley Road, Manchester, M19 1XS
52 Crossley Road, Manchester, M19 1XS
29 Hilbre Road, Manchester, M19 2PU
6 Crompton Road, Manchester, M19 2GH
2 Crompton Road, Manchester, M19 2GH
68 Errwood Road, Manchester, M19 2QH
70 Errwood Road, Manchester, M19 2QH
21 Crompton Road, Manchester, M19 2QJ
17 Crompton Road, Manchester, M19 2QJ
66 Errwood Road, Manchester, M19 2QH
15 Roseleigh Avenue, Manchester, M19 2NP
12 Roseleigh Avenue, Manchester, M19 2NP
7 Roseleigh Avenue, Manchester, M19 2NP
34 Crossley Road, Manchester, M19 1XS
42 Crossley Road, Manchester, M19 1XS
12 Crompton Road, Manchester, M19 2GH
39 Crompton Road, Manchester, M19 2QJ
4 Crompton Road, Manchester, M19 2GH
11 Crompton Road, Manchester, M19 2QJ
1 Crompton Road, Manchester, M19 2QJ
32 Kempton Road, Manchester, M19 2GJ
27 Hilbre Road, Manchester, M19 2PU

28 Crompton Road, Manchester, M19 2GH
17 Roseleigh Avenue, Manchester, M19 2NP
54 Crossley Road, Manchester, M19 1XS
12 Crossley Road, Manchester, M19 1XS
26 Crossley Road, Manchester, M19 1XS
36 Crossley Road, Manchester, M19 1XS
38 Crossley Road, Manchester, M19 1XS
44 Crossley Road, Manchester, M19 1XS
25 Hilbre Road, Manchester, M19 2PU
20 Crompton Road, Manchester, M19 2GH
Acacias Community Primary School Nursery, Burnage Lane, Manchester, M19 2WW
14 Roseleigh Avenue, Manchester, M19 2NP
1 Hawthorn Drive, Manchester, M19 1HQ
31 Crompton Road, Manchester, M19 2QJ
29 Crompton Road, Manchester, M19 2QJ
7 Crompton Road, Manchester, M19 2QJ
72 Errwood Road, Manchester, M19 2QH
11 Kempton Road, Manchester, M19 2QL
28 Kempton Road, Manchester, M19 2GJ
30 Kempton Road, Manchester, M19 2GJ
22 Crompton Road, Manchester, M19 2GH
16 Roseleigh Avenue, Manchester, M19 2NP
8 Roseleigh Avenue, Manchester, M19 2NP
74 Errwood Road, Manchester, M19 1HR
40 Crossley Road, Manchester, M19 1XS
48 Crossley Road, Manchester, M19 1XS
41 Crompton Road, Manchester, M19 2QJ
27 Crompton Road, Manchester, M19 2QJ
19 Crompton Road, Manchester, M19 2QJ
14 Crompton Road, Manchester, M19 2GH
7 Kempton Road, Manchester, M19 2QL
34 Hilbre Road, Manchester, M19 2PU
76 Errwood Road, Manchester, M19 1HR
10 Crossley Road, Manchester, M19 1XS
22 Crossley Road, Manchester, M19 1XS
25 Crompton Road, Manchester, M19 2QJ
15 Crompton Road, Manchester, M19 2QJ
13 Crompton Road, Manchester, M19 2QJ
9 Crompton Road, Manchester, M19 2QJ
18 Crompton Road, Manchester, M19 2GH
24 Crompton Road, Manchester, M19 2GH
26 Crompton Road, Manchester, M19 2GH
13 Roseleigh Avenue, Manchester, M19 2NP
9 Roseleigh Avenue, Manchester, M19 2NP
10 Roseleigh Avenue, Manchester, M19 2NP

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Flood Zones Type 2 (low to medium risk) -

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