

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138924/FO/2023

Date registered valid: 5 January 2024

Proposal: Erection of single storey extension to form enlarged classroom and associated works

Address: Abraham Moss Community School, Crescent Road, Manchester, M8 5UF

Ward(s): Crumpsall Ward

Applicant: Mr Andrew Shakos, Abraham Moss Community School

Agent (if any): Mr Paul Howitt, Halliday Meecham Architects Limited

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 February 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 1 January 2024

Standard consultations:

Printed: 9 January 2024 Expired: 30 January 2024

Neighbour notifications

Printed: 9 January 2024 Expired: 30 January 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application is for the erection of single storey extension to form enlarged classroom and associated works at Abraham Moss Community School, Crescent Road, within the Crumpsall Ward of Manchester.

Abraham Moss is located in Crumpsall / Cheetham Hill district of north Manchester. The site is in a predominantly residential area and has a site ownership area of circa 18 acres. The Abraham Moss opened in 1973 as a multipurpose integrated centre with lower school, and upper school seamlessly joining to a FE college, a library and a leisure centre.

Consultations & Notification Responses

Environmental Heath -requested a contaminated land and an external plant and equipment condition be attached to the consent.

The Highways Team- raised no objection to the proposal and confirm that should the proposal impact on the highway details should be provided, and an informative has been added to the consent.

The Flood Team- requested an informative be added to the consent.

The Tree Section- Confirmed, if the proposal is to relocate a tree, mitigation would be required, and an appropriately worded condition has been added to the consent.

Issues

The following local and national policies and documents are considered relevant in the determination of the application proposals.

National Planning Policy Framework.

Chapter 8: Promoting healthy and safe communities

Chapter 9: Promoting sustainable transport

Chapter 12 -Achieving well-designed places

National Planning Policy Guidance (NPPG) The relevant sections of the NPPG are Noise and Design.

These largely relate to detailed aspects of a planning submission which are addressed in the following section of the report; the conclusions of the necessary assessments is that the proposal accords with the general principles of the NPPG.

Manchester Core Strategy Policy SP1 - Spatial Principles Policy DM1 - Development Management

Principle

The principle of the erection of single storey extension to form a larger classroom with associated works is acceptable. However, the potential impact of the proposal on the neighbouring properties must be assessed.

Visual Amenity/Residential Amenity

It is acknowledged that the installation of a single storey extension on the southern elevation of the building is not readily visible from surrounding area, as the location of the extension on the host building is positioned at the head of the access road away from residential dwelling houses on Crescent Road. The extension is a single storey flat roof, brick construction, and replicated the existing host building in terms of appearance .

The extension creates an extension to an existing classroom and as result of the increased in floor space, there would not be an uplift in the number of students present at the site.

Therefore, it is considered that the proposed single storey extension would not adversely impact on the amenity enjoyed by residents within the surrounding area. Therefore, due to the size and positioning on the building the location of the extension. It is considered that the proposed extension would not adversely impact on visual amenity of the local residents and would accord with policy DM1 of the Core Strategy.

Highways

The proposed single storey building, and associated works will be contained within the site boundary and will not impinge upon the adopted highway. It has been verified there would be no increase in pupil numbers, and this should not give rise to increased number of vehicle trips or increased drop-off/pick-up activity.

There are no changes to the existing vehicular and pedestrian access points.

It is expected that the existing waste and servicing arrangements will continue as existing. Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway and an informative has been added to the consent.

Contaminated Land

Environmental Health have assessed the Phase 1 &2 Desk Study and Ground Investigation by AG Geo-Consultants Ltd dated Dec 23 and confirmed either further gas monitoring visits need to be completed to show if CS1 or CS2, or a gas membrane needs to be fitted. Confirmation is required to which. Furthermore, validation is required regarding, Gas membrane (if fitted) and if any soils are brought to site and waste transfer notes and a watching brief is required. Therefore, in the absence of Environmental Health confirmation the desk top study is acceptable a contaminated land condition has been added to the consent.

Flood

Based on the evidence provided the flood team recommended no drainage condition is required. The drainage of the site can be approved, and they suggested the following informative to be included within the Decision Notice:

The applicant should design and construct drainage system 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 policy EN14 & EN17 of the Core Strategy

Trees

The proposal requires the removal of a tree. To mitigate the removal of the tree the applicant proposes to plant 3 trees, and an appropriately worded condition has been added to the consent.

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

5667-HMA-AM-00-DR-A-10501 P03,

5667-HMA-AM-00-DR-A-20002 P01,

5667-HMA-AM-00-DR-A-20101 PO3,

5667-HMA-AM-ZZ-DR-A-20201 P01, stamped as received on the 27 December 2023,

5667-HMA-AM-00-DR-A-20003 P03,

5667-HMA-AM-00-DR-A-20105 , stamped as received on the 8 February 2024,

The Location Plan, stamped as received on the 5 January 2024,

5667-HMA-AM-00-DR-A-20001 P01, stamped as received on the 27 December 2023.

Phase 1 and 2 Desk Study and Ground Investigation by AG Geo- Consultants Limited, stamped as received on the 8 February 2023.

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) No above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local

planning authority. The development shall only be implemented in accordance with the agreed materials.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the 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 within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and 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 policies DM1 and EN18 of the Core Strategy

5) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive

location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

6) a. Prior to occupation of the development, 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 - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

7) Notwithstanding the landscaping plan referenced 5667-HMA-AM-00-DR-A-20002 P01, stamped as received on the 27 December 2023, full details of the replacement trees, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the development is first occupied. If within a period of 5 years from the date of the planting of any tree, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Informatives

1) The applicant should design and construct drainage system 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 policy EN14 & EN17 of the Core Strategy.

2) Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management

138A Crescent Road, Manchester, M8 5UF
Units 1 To 4, Abraham Moss Centre, 140 Crescent Road, Manchester, M8 5UF
North Ridge Sixth Form Hub, 142 Crescent Road, Manchester, M8 5UF
North Manchester Community Link, Abraham Moss Centre, 140 Crescent Road, Manchester, M8 5UF
Abraham Moss Library-Theatre, Crescent Road, Manchester, M8 5UF
Abraham Moss Centre, 140 Crescent Road, Manchester, M8 5UF
Abraham Moss Adult Learning Centre, Crescent Road, Manchester, M8 5UF
Abraham Moss Leisure Centre, Crescent Road, Manchester, M8 6UF
138 Crescent Road, Manchester, M8 5UF
136 Crescent Road, Manchester, M8 5UF

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
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) -
Area Team Boundary - Name: NORTH AREA