Planning

Growth & Development

Delegated officer report for planning application

Application no.	139521/FO/2024
Date registered valid:	3 May 2024
Proposal:	Erection of an extension to an existing educational building to provide additional teaching space (two classrooms).
Address:	Our Ladys RC High School, Alworth Road, Manchester, M9 0RP
Ward(s):	Higher Blackley Ward
Applicant:	Mr Julian Shaw, Spectrum Cubicles
Agent (if any):	Mr DK Seddon, Howard & Seddon ARIBA
Case officer:	Ian Jarvis Tel: 0161 234 4079 Email: ian.jarvis@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	17 June 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:
Printed: 7 May 2024 Expired: 29 May 2024

Neighbour notifications
Printed: 7 May 2024 Expired: 29 May 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: Not applicable

Tree Preservation Order: Not applicable

This application relates to the site of Our Lady's High School which lies in a largely residential area, in Blackley, North Manchester, approximately 5.4 miles from Manchester City Centre. The application site relates to an existing secondary school, which was originally constructed in 2008. The school grounds are shared between the mainstream pupils of Our Lady's, as well as the SEND pupils of North Ridge High School. Although there are some shared facilities, such as hall spaces and the access road to the site, for the most part the teaching, and general facilities, of each school, are separate.

The site has an existing permission for the erection of a temporary building for a period of 5 years to form additional sports accommodation (134375/FO/2022 - Approved 30/9/2022). This building is located to the South-East of the site adjacent to an existing artificial grass sports pitch.

To the north of that development there is an existing high level sports hall and multi-activity hall, which are linked by a single storey 'recessed' element which provides a corridor, linking the two halls and two changing rooms with ancillary shower and WC areas. The multi-activity hall projects further southwards, than the sports hall, so the recessed element is set back by 4 metres, from the end of the sports hall and 6.6 metres, from the end of the multi-activity hall.

It is proposed to erect a single storey extension to this recessed element to form additional teaching space, creating two new classrooms. The extension would cover all the recessed gap, between the sports hall and multi-activity hall, with an overall length of approximately 8.1 metres. The proposed extension would therefore project southwards beyond the end of the

sports hall by approximately 4.1 metres, and from the end of the multi-activity hall by approximately 1.5 metres.

The extension would be constructed in red brick, with a tiled pitched roof, to match the existing building.

Some existing 'Sheffield' cycle stands, in the recessed area, will be repositioned against the wall of the existing sports hall.

The classrooms would operate in line with the existing school hours, of 8am to 3pm, Monday to Friday.

Consultations & Notification Responses

Local residents - No comments received.

Highways Services - Makes the following comments:

The proposed extension will provide the school with 2 additional teaching spaces. The Design & Access Statement states that the current school experiences overcrowding in comparison to its originally intended pupil capacity. It is understood that the extension will assist in reducing the strain. It is understood that the existing pupil numbers will not increase.

SITE ACCESSIBILITY:
The site is well accessed by sustainable modes. Regular bus services are available within walking distance of the site.

PARKING AND ACCESS:
The main vehicular access to the school is off Alworth Road. It is understood that no changes are proposed to the access, parking numbers or pedestrian space.

CYCLE PARKING:
In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff and students. The application form confirms that cycle parking is in place.

REFUSE AND SERVICING:
It is anticipated that refuse collection and servicing / deliveries will continue as existing.

Strategic Area and Citywide Support Manager - Recommended that a condition should be attached, to any planning permission, requiring the submission of a construction management plan. This has been provided, at this stage, by the applicant, and Environmental Health consider that this submitted construction management plan is acceptable.

Issues

National Planning Policy Framework (December 2023) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right

time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 126).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-
- Creating well designed places that enhance or create character

- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:
- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance was formally adopted in April 2007, and is therefore relevant in this case. At that time, Planning Policy Statement 3 'Housing' stated that to facilitate efficient delivery of high quality development, Local Planning Authorities should draw on relevant guidance and standards and promote the use of appropriate tools and techniques, such as Design Coding alongside urban design guidelines, detailed masterplans, village design statements, site briefs and community participation techniques.

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. This guidance aims to help to

develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places, that is character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability.

The guidance advises that high quality design is a vital attribute of successful neighbourhoods, the design of streets should promote neighbourliness and design should respect and be informed by location. The guidance also advises that buildings should relate well to each other and building heights should be carefully considered. In terms of ease of movement, cul-de-sacs are discouraged, the street network should contribute to the character of the area, safe routes for cyclists and pedestrians will be promoted, and public transport should be easy to use. Places with attractive and successful public areas are encouraged with open spaces reflecting and accommodating future uses with children and young people being considered in the design and location of open spaces. Neighbourhoods should contain a mix of housing, safety and security are vital elements of the urban area, the impact of parking areas should be minimised and new developments should maximise access for disabled people.

Principle of development - The building is needed to meet the growth in the number of students, at the school, and is proposed within an existing school complex, to provide additional classroom space to complement the existing school facilities. The development is therefore considered to be acceptable in principle.

Scale/design - The proposed structure is single storey only and would largely be seen against the backdrop of a taller building. Its projection, from that building, would be minimal, and would not significantly impact on the large areas of open space that surround that building. It is considered that the proposed development is in keeping with the existing building, and that it would not present a perception, of any significant increase in building mass, on site.

Site layout - The proposed extension would lead to the loss of part of an existing pedestrian route, but does not prevent the movement of students/pedestrians around the building/site. The extension would have quite a small footprint and is set well away from the boundaries of an extensive site, and it is considered that the benefit to the school, of the new extension, outweighs the loss of a small area of land.

Traffic/access/cycle and car parking - No changes to the existing access and car parking arrangements are proposed, and additional cycle parking is proposed in the immediate vicinity of the extension. These arrangements are considered to be acceptable, to Highway Services, and overall, it is not therefore anticipated that this expansion will result in any significant impacts on the surrounding highway network.

Residential amenity - The proposed extension would be centrally located, within the site, and, where it can be viewed, it would be against the backdrop of existing school buildings, and it is not considered that there would be any visual amenity impacts, for surrounding residents. The new extension is to cope with increased student numbers on site, rather than to introduce additional students, and would not generate any significant additional activity at the site, and any such activity would be during the school day, and it is not considered that any additional comings and goings, or noise, generated at the property, would significantly intensify any existing disturbance to residents.

Refuse - This is a small extension, within a large school site and no changes, to existing waste storage/collection arrangements, are proposed.

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. In particular, negotiations took place regarding a construction management plan for the site and the submission of a correct site edged red.

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:

Design and Access Statement, stamped as received by the City Council, as Local Planning Authority, on 13 March 2024.

Drawings numbered 15,729-03 rev C, 15,729-04 rev C and 15,729-102 rev A, stamped as received by the City Council, as Local Planning Authority, on 19 March 2024.

Drawing numbered 15,729-OS MAP rev B, stamped as received by the City Council, as Local Planning Authority, on 3 May 2024.

Construction Management Plan (ref: 15,729/CMP - REV 'A') and drawing numbered 15,729-105 rev A, stamped as received by the City Council, as Local Planning Authority, on 10 June 2024.

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

3) The materials used to construct the external elevations of the extension hereby approved shall match the existing school building, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the school building and surrounding area, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) The development shall be carried out in accordance with the approved Construction Management Plan (ref: 15,729/CMP - REV 'A') and associated drawing numbered 15,729-105 rev A, stamped as received by the City Council, as Local Planning Authority, on 10 June 2024.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via
Contact Manchester (Tel. 0161 234 5004)

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

North Ridge High School, Alworth Road, Manchester, M9 0RP
6 Howden Road, Manchester, M9 0RQ
Meade Hill School, Chain Road, Manchester, M9 6GN
2 Howden Road, Manchester, M9 0RQ
25 Alworth Road, Manchester, M9 0RP
14 Howden Road, Manchester, M9 0RQ
12 Howden Road, Manchester, M9 0RQ
10 Howden Road, Manchester, M9 0RQ
4 Howden Road, Manchester, M9 0RQ
Caretakers Bungalow, Our Ladys Rc Sports College, Alworth Road, Manchester, M9 0RP
8 Howden Road, Manchester, M9 0RQ

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
Area Team Boundary - Name: NORTH AREA