



Planning

Growth & Development

Delegated officer report for planning application

Application no.	139616/FO/2024
Date registered valid:	25 March 2024
Proposal:	Erection of a two-storey extension to form fire escape staircase
Address:	Rushbrook Primary Academy, 101 Shillingford Road, Manchester, M18 7TN
Ward(s):	Longsight Ward
Applicant:	Anna Sharpley, Bright Futures Educational Trust
Agent (if any):	Mr Richard Bayley, Black Cat Building Consultancy
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29/04/2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 11/04/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 April 2024 Expired: 26 April 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 proposal is related to an existing primary school building on Shillingford. The site features a two-storey school building, playing fields and hardstanding to the front for vehicle parking.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



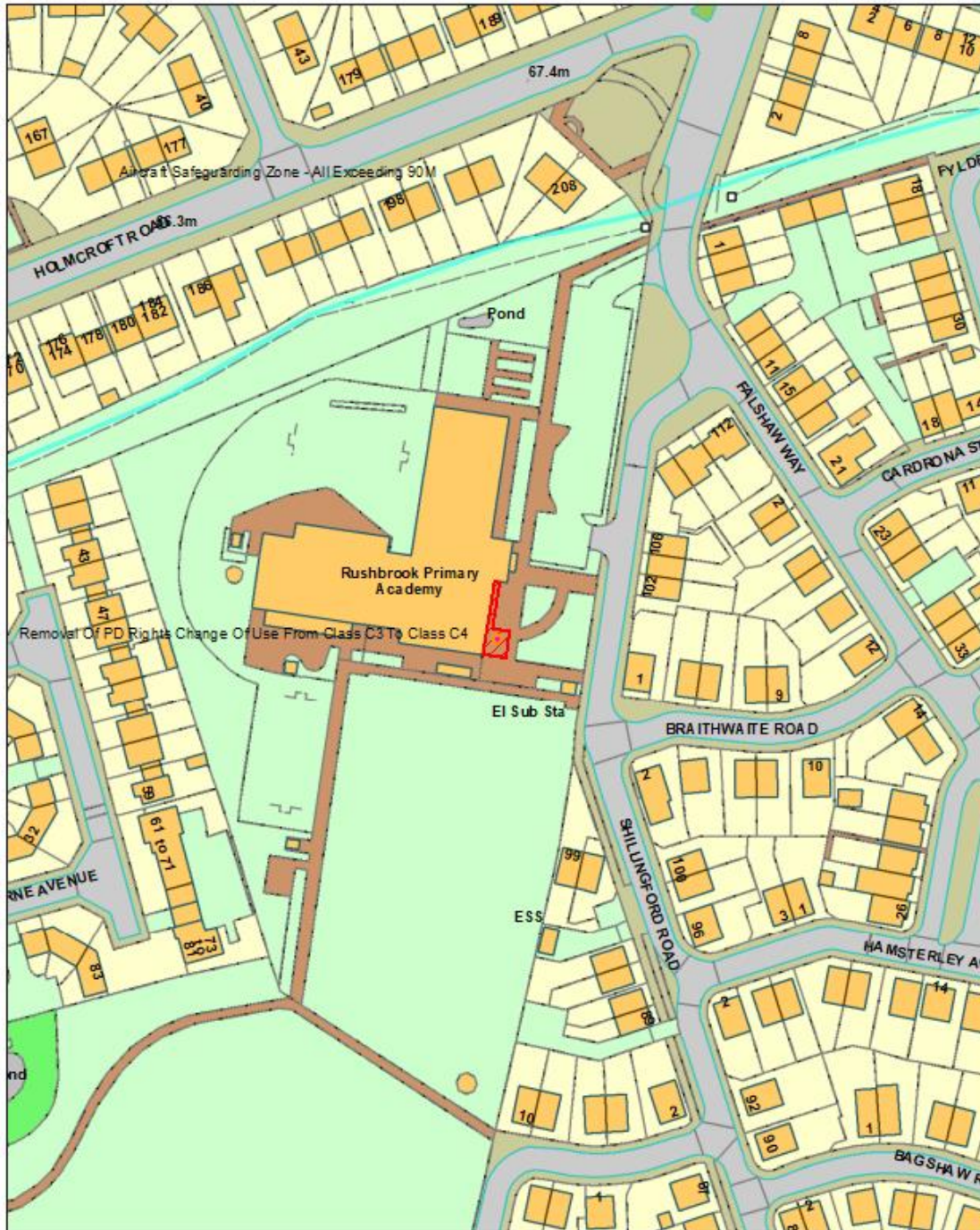
Figure 1. Street scene



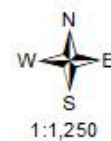
Figure 2. Location of advert (extension to be built)

Description of area

The site is located in a mostly residential part of Longsight ward.



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Description of development

The applicant is proposing the erection of a two-storey extension to form fire escape staircase.

The proposed extension projects 3712.5mm from the main elevation of the building and spans 8867.5mm across the front of the building leaving a 731.3mm gap to the side elevation.

The proposed extension is to provide emergency egress to ground and first floor.

The proposed extension features a flat roof, brick facing and glazing to match the existing building.



Figure 3. Proposed floor plan of extension

Planning History

139616/FO/2024

Description: Erection of a two storey extension to form fire escape staircase

Decision: Pending consideration 25/03/2024

The above FO is linked to the AO application.

134692/FO/2022

Description: Installation of artificial surface to create walking track

Decision: Approved 06/10/2022

130504/FO/2021

Description: Installation of a Multi-Use Games Area (MUGA) to grassed area together with perimeter fencing and external lighting

Decision: Approved 10/11/2021

110876/JO/2015/N2

Description: Variation of condition nos 2,3,25,29 and 34 attached to 106655/FO/2014/N2 to enable an increase in the ground levels for the sports pitches; revisions to the boundary treatment; revisions to fenestration, louvres, and skylights; provision of an electrically operated gate to the car park, bat box provision, and additional lighting columns to the south west of the site

Decision: Approved 08/02/2016

110876/JO/2015/N2

Description: Variation of condition nos 2,3,25,29 and 34 attached to 106655/FO/2014/N2 to enable an increase in the ground levels for the sports pitches; revisions to the boundary treatment; revisions to fenestration, louvres, and skylights; provision of an electrically operated gate to the car park, bat box provision, and additional lighting columns to the south west of the site

Decision: Approved 08/02/2016

106655/FO/2014/N2

Description: Erection of a new school building with a maximum of 2 storeys together with playing fields, games courts, hard and soft play areas, access from Shillingford Road, car parking and landscaping.

Decision: Approve 10/11/2014

Consultation, notification & publicity responses

Consultations

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application.

Environmental Health has no objection to the proposed development adding a construction management condition.

Notifications

Local Residents

As stated in Appendix 1, people who live near the area were told about the proposal.

1no local resident commented objection to the proposal with concerns regarding the light pollution from the illuminated signage.

The comment has been taking into consideration within the policy discussion below.

Relevant policies & the principle of development

Summary of relevant policy

Applications for planning permission must be assessed against the local development plan, unless there are important reasons not to, as stated in planning law.

In considering this application, we consider the following policies relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#) The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and is used to review development applications. Parts of the policies have been superseded by the Places for Everyone Plan. We consider the following Core Strategy Policies relevant to this proposal.
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (partially superseded)
 - Objective 2 - Economy and the City Centre
 - EC 1 - Employment and Economic Growth in Manchester
 - EC 2 – Existing Employment Space
 - EC 5 – East Manchester
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\)](#) - The Core Strategy replaced most of the UDP. However, some UDP Development Control policies are still in effect. The following extant policy are still considered relevant to this proposal.
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#) Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
 - Strategy
 - JP-Strat5: Inner Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for Jobs
 - JP-J1: Supporting Long-Term Economic Growth
 - JP-J2: Employment Sites and Premises
 - Places for People
 - JP-P1 Sustainable Places
 - JP-P5: Education, Skills and Knowledge

[The National Planning Policy Framework \(The NPPF\)](#) – The NPPF was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023 and 19 December 2023. It sets out the government’s planning policies for England and how these are expected to be applied. We consider the following sections relevant to this proposal.

- Section 4 – Decision-making
- Section 6 – Building a strong, competitive economy

- Section 12 – Achieving well-designed places

Principle of the development

The proposal's principle is acceptable. No factors in amenity terms would warrant refusal.

After careful consideration, it is concluded that the proposed development aligns with the Manchester Core Strategy, Extant UDP, Places for Everyone Plan and the NPPF. This conclusion is based on the assessment in the sections that follow.

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

Development Management and Planning Obligations

DM 1 – Development Management

New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail

The new addition is designed to match the style and features of the current building. This includes the windows.

The proposal uses brick to match the existing property (according to the application form).

The proposal is designed to be subservient to the original building.

Officers consider the new development to be acceptable in its 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.

The proposal can be seen from the street however given the size, design and materials and sitting in context the effect on the street scene is minimal.

The proposed development is a small addition when seen in wider context of the entire building and site so it won't significantly change the area's character, so its appearance is acceptable.

The benefits of an additional fire escape route would outweigh what minimal impact the development has on the surrounding area.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal adds windows in the front of the building. It doesn't unduly affect privacy because there are other windows to this elevation. The distances to the boundary and roadway between nearest dwellings further reduced the impact to privacy and overlooking.

The proposal is expected to have a negligible effect on local light.

The proposal in of itself has a negligible effect on local noise levels or vibration. We understand that demolition and construction can be loud and disruptive to the local residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents.

The proposal is expected to have a negligible effect on air quality or odours.

The proposal is expected to have a negligible effect on litter, vermin, or birds.

The proposal is expected to have a negligible effect on road safety and traffic generation.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal adds and emergency egress to be use for evacuations. Although there is no lift present the expectation is the school has a management plan in place for the safe evacuation of those with additional access needs.

The proposal is therefore in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area.

This follows the development management principle.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site. We recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property, so it follows the development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The proposal has negligible impact on green infrastructure and balances development with existing green space.

The school benefits from playing fields around the site. The proposed development is currently hardstanding so there would be no loss of greens space.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Objective 1 - Spatial Principles

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

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

Objective 2 - Economy and the City Centre

EC 1 - Employment and Economic Growth in Manchester

This policy outline the overall strategy for employment and economic growth in Manchester.

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

EC 2 – Existing Employment Space

This policy explains how to improve and protect current places where people work.

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

EC 8 –East Manchester

This policy outlines the principles for employment opportunities in East Manchester.

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

Objective 6 Environment

EN 1 – Design Principles and Strategic Character Areas

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the ‘Eastern Character Area’.

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

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

DC26 - Development and Noise

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City.

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

Places for Everyone Plan (2022 – 2039)

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

Strategy

JP-Strat5: Inner Areas

This policy outlines the spatial strategy for the Inner Areas of the City Region which includes the urban fringe around the City Centre.

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

Sustainable and Resilient Places

JP-S1: Sustainable Development

This policy outlines how, to help tackle climate change, development should aim to maximise its economic, social, and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

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

Places for Jobs

JP-J1: Supporting Long-Term Economic Growth

The policy outlines the ambition to have a thriving, inclusive and productive economy in all our boroughs.

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

JP-J2: Employment Sites and Premises

This policy outlines the strategy for a diverse range of employment sites and accessible premises, both new and second-hand, to offer opportunities for all kinds and sizes of businesses.

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

Places for People

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.

JP-P5: Education, Skills and Knowledge

This policy outlines how Significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted.

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

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 6 - Building a strong, competitive economy

Section 6. of the NPPF outlines the development management principles to help create the conditions in which businesses can invest, expand, and adapt.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

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

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manchester Tree and Woodland Action Plan 2024-2034](#)
- [Manual for Streets \(2007\)](#)
- [National design guide & National Model Design Code \(2021\)](#)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

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.

Conclusion

We find the proposal's design, size, and appearance acceptable for this location. It won't harm nearby properties or the street's character. There are no other material considerations of enough weight to say otherwise. Due to these reasons, the proposal is not likely to have a negative impact. It aligns with the relevant Core Strategy, Extant UDP, Places for Everyone, NPPF policies, and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. We assessed the proposal with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, Places for Everyone and other material considerations. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to decision for approval

1. 3-year time limit

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. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- | | | |
|----------------------------|-------------|--|
| a. Drawing - Location Plan | 25 Mar 2024 | THE LOCATION PLAN |
| b. Drawing - Location Plan | 25 Mar 2024 | OS PLAN |
| c. Drawing - Existing | 25 Mar 2024 | BCBC-BFET-RAPS-A-E-XX-00-001 WHOLE SCHOOL ELEVATIONS |
| d. Drawing - Existing | 25 Mar 2024 | BCBC-BFET-RAPS-A-E-XX-00-002 HALL ELEVATIONS |
| e. Drawing - Existing | 25 Mar 2024 | BCBC-BFET-RAPS-A-P-00-00-001 FULL SCHOOL GF PLAN |
| f. Drawing - Existing | 25 Mar 2024 | BCBC-BFET-RAPS-A-P-00-00-002 A HALL GF PLAN |
| g. Drawing - Existing | 25 Mar 2024 | BCBC-BFET-RAPS-A-P-01-00-001 FULL SCHOOL 1F PLAN |
| h. Drawing - Existing | 25 Mar 2024 | BCBC-BFET-RAPS-A-P-01-00-002 HALL 1F PLAN |

- | | | | | |
|----|---------------------------|-------------|------------------------------|---------------------------|
| i. | Drawing - Existing | 25 Mar 2024 | BCBC-BFET-RAPS-A-P-XX-90-001 | LANDSCAPE PLAN |
| j. | Drawing - Proposed | 25 Mar 2024 | BCBC-BFET-RAPS-A-D-XX-78-001 | SIGN DETAILS |
| k. | Drawing - Proposed | 25 Mar 2024 | BCBC-BFET-RAPS-A-E-XX-00-003 | A WHOLE SCHOOL ELEVATIONS |
| l. | Drawing - Proposed | 25 Mar 2024 | BCBC-BFET-RAPS-A-E-XX-00-004 | HALL ELEVATIONS |
| m. | Drawing - Proposed | 25 Mar 2024 | BCBC-BFET-RAPS-A-P-00-00-004 | B FULL SCHOOL GF PLAN |
| n. | Drawing - Proposed | 25 Mar 2024 | BCBC-BFET-RAPS-A-P-00-00-005 | A HALL GF PLAN |
| o. | Drawing - Proposed | 25 Mar 2024 | BCBC-BFET-RAPS-A-P-01-00-003 | A FULL SCHOOL 1F PLAN |
| p. | Drawing - Proposed | 25 Mar 2024 | BCBC-BFET-RAPS-A-P-01-00-004 | A HALL 1F PLAN |
| q. | Drawing - Proposed | 25 Mar 2024 | BCBC-BFET-RAPS-A-P-XX-90-003 | A LANDSCAPE PLAN |
| r. | Design & Access Statement | 25 Mar 2024 | DESIGN AND ACCESS STATEMENT | |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form 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 policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

4. Flat Roof restriction

The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

5. Demolition/Construction Hours

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- i. Monday - Friday: 7.30am - 6pm
- ii. Saturday: 8.30am - 2pm
- iii. 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 and JP-P1 of Places for Everyone.

Appendix 1 – List of consultees & neighbours notified

1 Falshaw Way, Manchester, M18 7TG
3 Falshaw Way, Manchester, M18 7TG
5 Falshaw Way, Manchester, M18 7TG
9 Braithwaite Road, Manchester, M18 7TJ
110 Shillingford Road, Manchester, M18 7TN
108 Shillingford Road, Manchester, M18 7TN
106 Shillingford Road, Manchester, M18 7TN
104 Shillingford Road, Manchester, M18 7TN
102 Shillingford Road, Manchester, M18 7TN
10 Braithwaite Road, Manchester, M18 7TJ
8 Braithwaite Road, Manchester, M18 7TJ
6 Braithwaite Road, Manchester, M18 7TJ
4 Braithwaite Road, Manchester, M18 7TJ
2 Braithwaite Road, Manchester, M18 7TJ
100 Shillingford Road, Manchester, M18 7TN
98 Shillingford Road, Manchester, M18 7TN
97 Shillingford Road, Manchester, M18 7TN
99 Shillingford Road, Manchester, M18 7TN
112 Shillingford Road, Manchester, M18 7TN
7 Braithwaite Road, Manchester, M18 7TJ
5 Braithwaite Road, Manchester, M18 7TJ
3 Braithwaite Road, Manchester, M18 7TJ
1 Braithwaite Road, Manchester, M18 7TJ
208 Holmcroft Road, Manchester, M18 7NG
206 Holmcroft Road, Manchester, M18 7NG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: NORTH AREA