MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139520/FO/2024
Date registered valid:	20 March 2024
Proposal:	Installation of 2 no. double stack classrooms (4 no. total) and installation of 2 no. single storey classrooms for a temporary period of 2 years.
Address:	Loreto College, 146 Chichester Road, Manchester, M15 5PB
Ward(s):	Hulme Ward
Applicant:	Ms Tracy Livesey Loreto College
Agent (if any):	Mrs Melissa Murphy 10architect Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **13/05/2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 11/04/2024

Standard consultations:
Printed: 2 April 2024 Expired: 23 April 2024

Neighbour notifications
Printed: 2 April 2024 Expired: 23 April 2024

Site notice
Posted: 10 April 2024 Expired: 1 May 2024

Press advert
Published: 9 April 2024 Expired: 23 April 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Proposal is within the boundary of Loreto College, a higher education facility. The proposal curtilages are situated at opposite ends of the wider site. The first site is at the southern end of the college boundary adjacent Chichester Road and the second site is at the north end of the college site adjacent Bold Street.

Listed building: Not within curtilage however in close proximity to:

Grade II: CHAPEL BUILDING, LORETO COLLEGE, CHICHESTER ROAD
Grade II: BOUNDARY WALL TO CHURCHYARD OF CHURCH OF ST MARY, UPPER MOSS LANE
Grade II*: CHURCH OF ST MARY, UPPER MOSS LANE

Conservation area: Not applicable

Tree Preservation Order: Not applicable



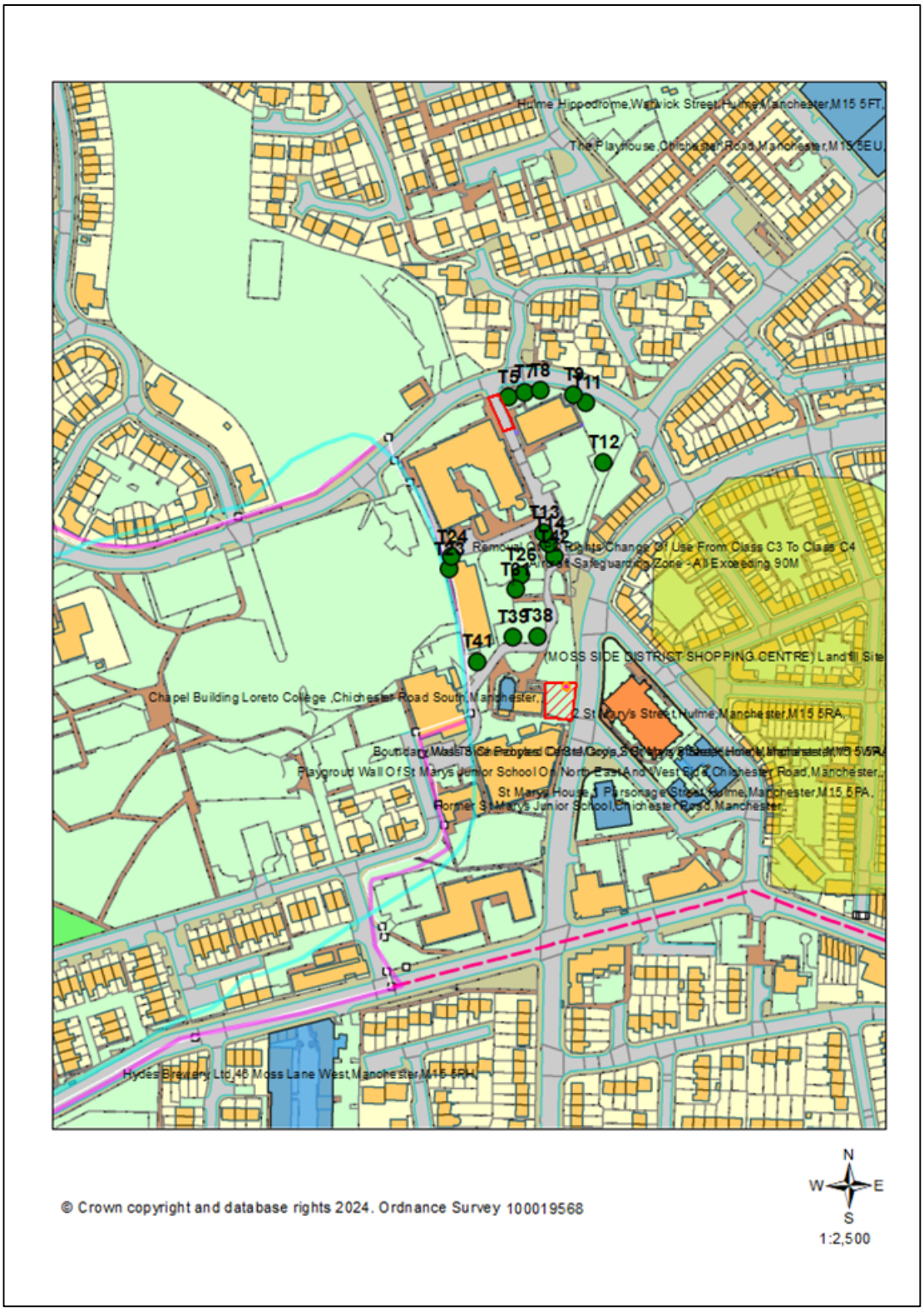
Figure 1. North site



Figure 2. South site

Description of area

The proposal is located within the boundary of Loreto College in a mixed-use area of the Hulme Ward of Manchester. The western boundary of the site sits on the border with Trafford MBC. The site has multiple trees which are subject to TPO's and large classroom blocks. The site contains a listed asset, and listed assets are located in proximity to the site boundary.



Description of development

The applicant is proposing the installation of 2 no. double stack classrooms (4 no. total) and installation of 2 no. single storey classrooms for a temporary period of 2 years.

Loreto have recently been granted planning permission (Reference: 136963/FO/2023) for the construction of a new teaching facility. This development is due to commence, and to be completed for the new academic year September 2025.

This application is for the installation of 3 temporary teaching blocks which will have a total of 6 classrooms. This will assist the college to accommodate 200 students from September 2024 whilst the new teaching facility is under construction. The application being applied for is for a duration of 2 years to cover any potential delays in the delivery of the new teaching faculty.

Stacked double teaching block:
The temporary teaching block is located adjacent to the Chapel, and the Ellis and Kennedy building. The temporary teaching block would be a 2-storey unit with internal stair and 4 No. classrooms.

It is noted that it will be the relocation of existing capacity (staff & student) that was stated within planning approval 136963/FO/2023. The temporary accommodation is proposed to assist the College if the new build development is delayed.

6000mm(H) x 15160mm(W) x 10000mm(D)

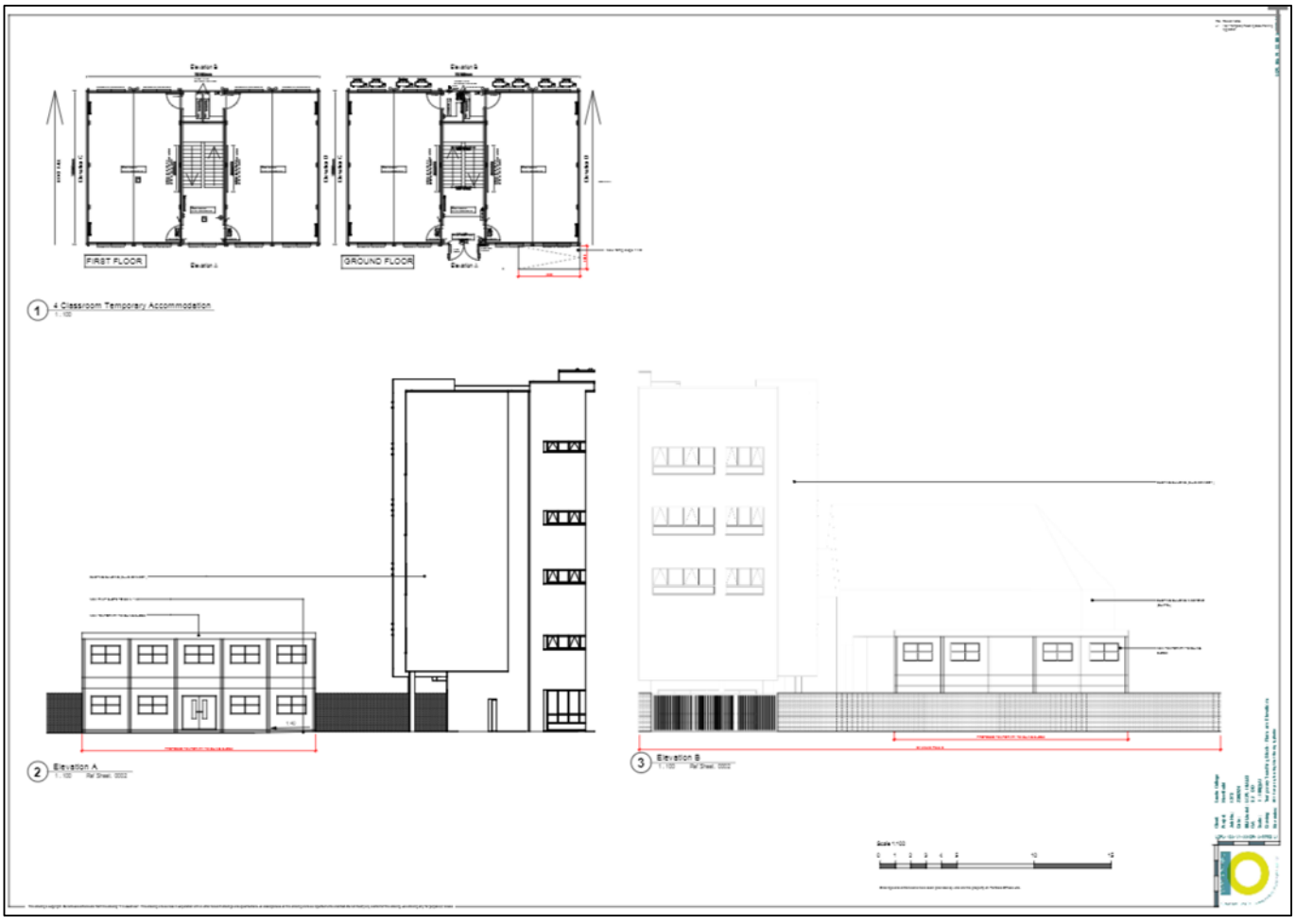


Figure 3. Stacked double block

Single teaching blocks

The two single temporary teaching block units are to be located between the Ball and St Joseph's building; the same location as single teaching units granted under planning application 102303/FO/2013/S1.

3000mm(H) x 10000mm(W) x 6000mm(D)



Figure 4. Single blocks

Planning History

137770/FO/2023
Description: Installation of six air source heat pumps (ASHPs) and associated GRP enclosure within existing compound at the rear of the college
Decision: Approved 29/09/2023

137092/AO/2023
Description: Installation of a non-illuminated post mounted sign adjacent to entrance.
Decision: Approved 04/09/2024

136963/FO/2023
Description: Erection of a three-storey Class F1 (a) (Provision of education) building comprising 20 no. classrooms, an assembly space, study centre, staff rooms and associated accommodation following the demolition of the existing single-storey building and partial demolition of the St Vincent's building together with a phased landscaping scheme; boundary treatments; cycle parking; and car parking
Decision: Approved 06/09/2023

136964/FO/2023
Description: Extension to the planning permission (126744/FO/2020) for the use of 9 No. temporary classrooms, consisting of 1 No. single classroom, 2 No. double classrooms and 1 No. double stacked double classroom for a further period of 3 years.
Decision: Approved 07/07/2023

126744/FO/2020
Description: Erection of 9 No. temporary classrooms, consisting of 1 No. single classroom, 2 No. double classrooms and 1 No. double stacked double classroom with associated works for a period of 3 years.
Decision: Approved 23/06/2020

126016/FO/2020
Description: Erection of a single storey dining room extension to the north elevation of Ball Building along with associated landscaping.
Decision: Approved 12/10/2020

090022/FO/2009/S1
Description: Installation of 2 new entrance porches to Ball Building, installation of 8 new windows and erection of a 2.025-metre-high enclosure for refrigeration plant
Decision: 09/07/2009
077015/FO/2005/S1
Description: Erection of a single storey building to form offices with associated car parking and landscaping
Decision: Approved 17/11/2005

072619/FO/2004/S1
Description: Erection of a two-storey extension at side of building to provide new lift and stairs to existing chapel
Decision: Approved 23/09/2004

066000/LO/SOUTH1/02
Description: LISTED BUILDING CONSENT Demolition of existing college building adjoining chapel to be retained
Decision: Approved 08/01/2003

065999/FO/SOUTH1/02
Description: Erection of 4 storey building to form new sixth form college, remedial work to retained chapel following demolition of existing buildings, new boundary treatments, associated car parking and hard and soft landscaping
Decision: Approved 08/01/2003

061102/OO/SOUTH1/01
Description: Outline application for erection of 2 x two storey buildings, 1 part two storey part single storey building and a single storey building to form new teaching and ancillary accommodation together with car parking and associated landscaping.
Decision: Approved 31/05/2001

021433
Description: Change of use from convent/school to college/educational use
Decision: Approved 06/04/1984

F06925
Description: Removal of the existing brick boundary wall and replacement with railings and brick walling panels.
Decision: Approved 05/08/1977

H/05694
Description: Erection of 7 9" high fencing and gates on rear boundary.
Decision: Approved 19/07/1977

Consultation, notification & publicity responses

Consultations

Manchester City Council Highways Services
Manchester City Council Highways Service were consulted on this application.

Highways Services have assessed the proposal and after further details provided by the applicant have no objection to the proposal.

Manchester City Council Environmental Health
Manchester City Council Environmental Health were consulted on this application.

Environmental Health had no objection to the proposed scheme and have attached a number of pre-commencement conditions related to noise and contaminated land.

The applicant provided noise assessment details after receiving a pre-commencement letter and Environmental Health.

Environmental Health reviewed the submitted information and the acoustic report is missing required information.

At the moment, the information submitted isn't sufficient to address the proposed condition. Due to the time constraints the pre-commencement condition was added to the decision for approval.

Manchester City Council Neighbourhood Team (Arboriculture)
Manchester City Council Flood Risk Management were consulted on this application.

After reviewing the submitted documents and further information provided by the applicant, the Neighbourhood Team (Arboriculture) had no objection to the proposed development. A condition has been added to ensure any trees that are lost due to relocation are replanted/replaced.

Cadent Gas

Cadent Gas were notified of the proposed development via the LinesearchbeforeUdig (LSBUD) platform due to proximity to a High-Pressure Major Accident Hazard Pipeline (MAHP). Following review by Cadent Gas they had no objection to the proposed development. An informative note has been added at Cadent Gas request.

Notifications

Local Residents

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

No one commented, objected, or gave their opinion on this application.

Publications

Site Notice and Press Advertisements

As per Appendix 1, a public site notice and advertisement in the Manchester Evening News was posted due to the proximity of the proposal to listed assets.

No one commented, objected, or gave their opinion on this application.

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 8 – Central Manchester
    - Objective 6 Environment
        - EN 1 - Design Principles and Strategic Character Areas

        - EN 3 – Heritage (partially superseded)
        - EN 9 – Green Infrastructure
        - EN 14 – Flood Risk (partially superseded)
        - EN 16 - Air Quality (partially superseded)
        - EN 18 - Contaminated Land and Ground Stability
        - EN 19 - Waste
- 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.
    - DC19 - Listed Buildings
    - 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
        - JP-S2: Carbon and Energy
        - JP-S4: Flood Risk and the Water Environment
        - JP-S5: Clean Air
        - JP-S6: Resource Efficiency
    - Places for Jobs
        - JP-J1: Supporting Long-Term Economic Growth
        - JP-J2: Employment Sites and Premises
    - Greener Places
        - JP-G6: Urban Green Space
        - JP-G7: Trees and Woodland
    - Places for People
        - JP-P1 Sustainable Places
        - JP-P2: Heritage
        - JP-P5: Education, Skills and Knowledge
    - Connected Places
        - JP-C8: Transport Requirements of New Development
- 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 8 - Promoting health and safe communities
    - Section 12 – Achieving well-designed places
    - Section 14 - Meeting the challenge of climate change, flooding and coastal change
    - Section 15 - Conserving and enhancing the natural environment
    - Section 16 - Conserving and enhancing the historic environment

Principle of the development

The proposal's principle is acceptable. It is considered that there are no factors in regard to amenity 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)

The proposal has been assessed 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.

The proposal has been assessed in regard to the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail
The proposed additional teaching accommodation is temporary in nature and is of a design and material similar to existing temporary buildings on site and what is usually expected for this kind of temporary building.

The temporary classrooms are planned to be installed as a ‘stop gap’ measure, until the completion of a new college building which has received planning approval.

1no. temporary classroom is located on hardstanding and the other on grass.

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 context of the main site which comprises large and established teaching blocks, it is considered that the temporary buildings would have a minimal effect in visual terms on the character of the area.

It is important to note the temporary nature of the development, whilst a new teaching block is completed. The effect on the character of the area is minimal with an established use of the teaching facilities.

The proposal is similar in size and scale to other temporary blocks nearby. Therefore, it is considered that the site can accommodate the proposed classrooms without adversely impacting on the area's existing features.

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

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

The proposal includes window openings at first floor, however this doesn't unduly affect privacy, as there is a large multistorey teaching block immediately adjacent to the proposed site with windows to the same elevation frontage.

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

Environmental Health have reviewed the submitted information regarding proposed external HVAC and the acoustic report only refers to the units located in the area of the site closest to Chichester Road South and Moss Lane West. The proposed levels in this area are fine and the applicant will need to ensure that the external plant to be installed does not exceed the limits set out in the report.

The acoustic report does not mention the units to be installed between the Ball Building and St Joseph's Building, more information should be provided with regard to noise limits in this location as it is close to residential properties.

The information submitted isn't sufficient to address the proposed condition. Due to the time constraints the pre-commencement condition was added to the decision for approval.

It is understood that demolition and construction work can be loud and disruptive to the local residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents. A condition has been added limiting demolition and construction hours to minimise local disruption.

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 applicant confirmed that the proposal will be the relocation of existing capacity (staff & student) that was stated within planning approval 136963/FO/2023. The temporary accommodation is there to assist the College if the new build development is delayed and is therefore expected to have a negligible effect on road safety and traffic generation.

Any access required for installation from the highway network is required to be agreed with Manchester City Council Highway Services.

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 will require ramps for level access into the ground floor. This has been conditioned.

The two-storey block does not feature a lift or other level access to first floor, however given the temporary nature of the building and wider context of the facilities at this site, this should not prevent access to learning, if specific needs are well managed by the senior leadership of the college.

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

Adequacy of internal accommodation and external amenity space.
The proposal adds space at the site with minimal effect to the outdoor area.

This follows the development management principles.

Refuse storage and collection.
The proposal itself has little impact on waste from the site. The proposed development would utilise the current waste storage and collection arrangements at the site. It is recognised that demolition and/or construction works often generate commercial waste. It is expected that contractors would follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking
The applicant confirmed that the proposal will be the relocation of existing capacity (staff & student) that was stated within planning approval 136963/FO/2023. The temporary accommodation is proposed to assist the College if the new build development is delayed.

The proposal has minimal effect on the existing vehicle access and car parking at the property.

The proposal is in accordance with this development management principles.

Effects relating to biodiversity, landscape, archaeological or built heritage
Records indicate that the proposal site is on or in the vicinity of an infilled pond/potentially contaminative historic land uses. A condition with the requirement for contaminated land watching brief is therefore proposed to be attached to any approval.

It is also noted that the site sits close to a Cadent Gas asset and an informative has been added, so that the applicant is fully informed.

The proposal does not lie within a Conservation Area, but is located close to a number of designated heritage assets.

The double storey block would be sited in proximity to the Grade II listed Chapel Building and opposite the Grade II* St Marys Church and associated boundary wall.

The scale of the development would result in less than substantial harm to the heritage assets and the development would be in keeping with existing area , on the basis of this being a temporary development.

Given the context of the wider site, with large modern teaching blocks, the effect of the proposal on local heritage assets is minimal and would be a temporary imposition.

The harm to the conservation area and local heritage assets would be less than substantial (as set out in the NPPF Section 16)

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 would minimally affect green infrastructure and would balance new development with existing green space.

The wider site has the benefit of landscaped green space and 16 trees which are the subject to TPO's. After reviewing the submitted documents and further information provided by the applicant, the Neighbourhood Team (Arboriculture) had no objection to the proposed development. It appear that only one tree would need to be removed in association with the proposed development and that it is not a tree which is protected by aTPO. A condition has been added to ensure any trees that are removed due to the proposed development are replanted/replaced. Furthermore, the condition would require that following any tree relocations, if the trees fall or fail to root or in the event of any other unforeseen damage to local arboriculture, trees should be replaced as soon as practicable.

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

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 principles.

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'.

The proposal is considered 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 outlines the overall strategy for employment and economic growth in Manchester.

The proposal is considered 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.

The proposal is considered to accord with the principles of this policy.

EC 8 – Central Manchester

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

The proposal is considered 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 'Central Character Area'.

The proposal is considered to accord with the principles of this policy.

EN 3 – Heritage

This policy outlines the key principles concerning Heritage and development management. In particular, development that complements and takes advantage of the distinct historic and heritage features of the city's districts and neighbourhoods.

The proposal is considered to accord with the principles of this policy.

EN 9 – Green Infrastructure

This policy outlines the principles to maintain existing green infrastructure in terms of its quantity, quality, and multiple function.

The development is considered to accord with the aspirations of this policy.

EN 14 – Flood Risk

This policy outlines the key principles around Flood Risk Management in the city.

The proposal is considered to accord with the principles of this policy.

EN 16 – Air Quality

This policy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport.

This proposal is considered to accord with the principles of this policy.

EN 18 - Contaminated Land and Ground Stability

This policy sets out the principle of development on contaminated land or unstable land.

The proposal is considered to accord with the principles of this policy.

EN 19 – Waste
This policy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

The proposal is considered 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.

DC19 - Listed Buildings

This policy outlines the key issues when considering the development proposals for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest.

The proposal is considered to accord with the principles of this policy.

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.

The proposal is considered to accord with the principles of this policy.

Places for Everyone Plan (2022 – 2039)

The proposal is considered to accord with 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.

The proposal is considered 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.

The proposal is considered to accord with the principles of this policy .

JP-S2: Carbon and Energy

This policy outlines the measures being taken to meet the aim of delivering a carbon neutral Greater Manchester no later than 2038.

The proposal is considered to accord with the principles of this policy .

JP-S4: Flood Risk and the Water Environment

This policy outlines the measures to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk.

The proposal is considered to accord with the principles of this policy .

JP-S5: Clean Air

This policy outlines a comprehensive range of measures will be taken to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impacts on the green infrastructure network and where air quality targets are not being met.

The proposal is considered to accord with the principles of this policy

JP-S6: Resource Efficiency

This policy outlines the measures to meet Greater Manchester's ambition of becoming a leading green city region by 2038.

The proposal is considered 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.

The proposal is considered 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.

The proposal is considered to accord with the principles of this policy .

Greener Places

JP-G6: Urban Green Space

This policy outlines how we can ensure there is an appropriate scale, type, quality and distribution of accessible urban green space that can support a high quality of life and other important green infrastructure functions.

JP-G7: Trees and Woodland
This policy outlines how we will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.

The proposal is considered 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.

The proposal is considered to accord with the principles of this policy .

JP-P2: Heritage
This policy outlines how We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings.

The proposal is considered 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.

The proposal is considered to accord with the principles of this policy .

Connected Places

JP-C8: Transport Requirements of New Development
This policy outlines how We will require new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable, and sustainable environments.

The proposal is considered 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, the NPPF has been considered and adhered to.

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 8 - Promoting healthy & safe communities.

Section 8 of the NPPF outlines the development management principles to achieve healthy, inclusive, and safe places that provide the social, recreational, and cultural facilities and services the community needs.

Section 12 - Achieving well-designed places

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

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 12 outlines how the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

Section 15 - Conserving and enhancing the natural environment

Section 15 outlines how planning policies and decisions should contribute to and enhance the natural and local environment.

Section 16 - Conserving and enhancing the historic environment

Section 16 of the NPPF outlines the development management regarding heritage assets.

Considering potential impacts (Para. 199-208)

These paragraphs outline when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The proposal is considered 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 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.

Conclusion

The proposal's design, size, and appearance is considered to be acceptable for this location. It is not considered to 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 Plan and other material considerations. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to the decision for approval

1. **2-year temporary consent**

   The permission hereby granted is for a limited period only (2 years), expiring on 13/05/2026 and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. The land shall be reinstated within 2 months in accordance with a scheme previously approved, and timetable of implementation to be submitted to and approved in writing by the City Council local planning authority before this permission expires.

   Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

2. **Specified plans**

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

   a. Drawing - Location Plan 13 Mar 2024 THE LOCATION PLAN
   b. Drawing - Site Plan 13 Mar 2024 SITE/BLOCK PLAN – EXISTING
   c. Drawing - Site Plan 13 Mar 2024 BLOCK PLAN OF THE SITE
   d. Drawing - Proposed 13 Mar 2024 ELEVATIONS
   e. Drawing - Proposed 13 Mar 2024 PLANS AND ELEVATIONS
   f. Drawing - Proposed 26 Mar 2024 TEMPORARY TEACHING BLOCK - PLAN AND ELEVATIONS
   g. Design & Access Statement 13 Mar 2024 DESIGN AND ACCESS STATEMENT
   h. Supporting Information 26 Mar 2024 METHOD STATEMENT
   i. Supporting Information 26 Mar 2024 PLANNING STATEMENT
   j. Supporting Information 17 Apr 2024 Loreto Sixth Form College - METHOD STATEMENT Tree Relocation 17.4.24

   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. **Use class**

The temporary classrooms hereby approved , as detailed on the approved drawings, shall only be used in association with the operation of Loreto College as a Learning and non-residential institution (Class F1(a)) and for no other purpose.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester and JP-P1 of Places for Everyone.

4. 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.

5. Access requirements

Prior to the teaching accommodation hereby approved being occupied, finalised design details (including location and gradients) of access ramps shall be submitted to and approved in writing by the City Council as local planning authority. The access ramps shall be installed prior to the first occupation of the classrooms.

Reason - to ensure access to learning for all students pursuant to policy DM 1 of the Manchester Core Strategy and policy JP-P5 of the Places for Everyone plan.

6. Arboriculture

a. All work to trees on this site must be conducted in accordance with BS:5837 and a copy of the Loreto Sixth Form College - METHOD STATEMENT Tree Relocation 17.4.24, as received 17 April 2024.
b. If any trees fall or fail to root following any tree relocations, or in the event of any other unforeseen damage to the relocated trees, trees shall be replaced as soon as practicable during the next appropriate planting season.

Reason - To safeguard the arboriculture of the site and surrounding area pursuant to policies EN 9, and DM1 of the Manchester Core Strategy and JP-S1, JP-G6 and JP-G7 of the Places for Everyone plan and relevant sections of the NPPF.

7. 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:

a. Monday - Friday: 7.30am - 6pm
b. Saturday: 8.30am - 2pm
c. 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.

8. **Noise - External plant/equipment/servicing**

    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 minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policy DM 1, SP 1 of the Manchester Core Strategy, DC 26 of the Extant UDP and policy JP-S1, JP-P1 of the Places for Everyone plan.

9. **Contaminated land watching brief**

    a. In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the 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 agreed Remediation Strategy and validated.
    b. If no contamination is found, then a post-completion report shall be submitted in writing to the city council as LPA to evidence this prior to occupation of the development.

    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 policy DM 1, SP 1, EN 18 of the Manchester Core Strategy and policy JP-S1, JP-P1 of the Places for Everyone plan.

Informative(s) to be added to the decision for approval

1. **Cadent Gas**

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

2. **Highways Licences**

The applicant should be advised that any requirements for licensing, hoarding/ scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Contact Manchester (Tel: 0161 234 5004 / Email: highwaylicences@manchester.gov.uk).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)

Mawlawi Kurdish Cultural Centre, Parsonage Street, Hulme, Manchester, M15 5WD
Loreto Convent, Chichester Road, Manchester, M15 5PJ
Flat 8, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 6, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 7, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 4, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 5, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 3, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 2, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 1, 2 St Mary's Street, Hulme, Manchester, M15 5RA
2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 9, 2 St Mary's Street, Hulme, Manchester, M15 5RA
5 St Mary's Street, Hulme, Manchester, M15 5WB
3 St Mary's Street, Hulme, Manchester, M15 5WB
1 St Mary's Street, Hulme, Manchester, M15 5WB
17C Chichester Road South, Manchester, M15 5PL
17A Chichester Road South, Manchester, M15 5PL
12B Blanchard Street, Manchester, M15 5PN
22 Chichester Road South, Manchester, M15 5QQ
24 Chichester Road South, Manchester, M15 5QQ
26 Chichester Road South, Manchester, M15 5QQ
28 Chichester Road South, Manchester, M15 5QQ
17B Chichester Road South, Manchester, M15 5PL
7 St Mary's Street, Hulme, Manchester, M15 5WB
12C Blanchard Street, Manchester, M15 5PN
15 Chichester Road South, Manchester, M15 5PL
4 Holdgate Close, Manchester, M15 5EP
3 Holdgate Close, Manchester, M15 5EP
12A Blanchard Street, Manchester, M15 5PN
10 Blanchard Street, Manchester, M15 5PN
2 Holdgate Close, Manchester, M15 5EP
1 Holdgate Close, Manchester, M15 5EP

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 - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA