MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138984/FO/2024
Date registered valid:	11 January 2024
Proposal:	Erection of two storey extension to form additional teaching space
Address:	Sacred Heart RC Primary School, Knutsford Road, Manchester, M18 7NJ
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	The Board of Governors, Sacred Heart RC Primary School
Agent (if any):	Mr Mark Bridge, Lancaster Maloney Martin Limited
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	7 March 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 7 March 2024

Standard consultations:
Printed: 11 January 2024 Expired: 1 February 2024

Neighbour notifications
Printed: 11 January 2024 Expired: 1 February 2024

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

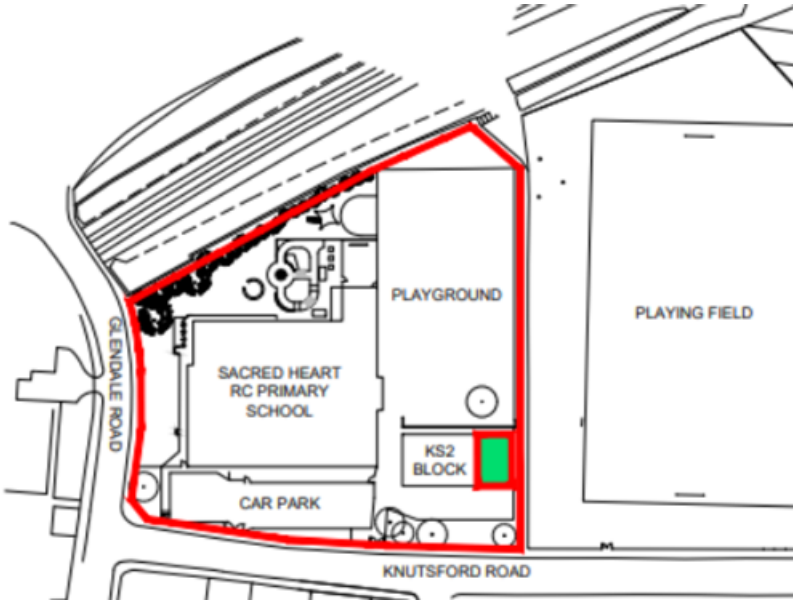
The application site relates to Sacred Heart RC Primary School located at the junction of Knutsford Road and Glendale Road.

The school operates over two sites dissected by Glendale Road and comprises a main single storey building and a later, detached two storey building to the northern part of the site, following planning permission being granted in 2016 (Ref: 108914/FO/2015/N2). It is to the northern side of this building, relating to an area of hardstanding, to which the proposed extension relates.



View from Knutsford Road

The buildings comprise buff brick elevations with pitched grey concrete tiled roofs and are positioned within a landscaped setting enclosed by Paladin fencing. A small car parking areas is situated to the front of the main, single storey building.



Location of proposed extension indicated in green

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

With the exception of a children's centre and church (Sacred Heart and St Francis of Assisi RC Church) a short distance to the south along Glencastle Road, Sunny Brown Park opposite and a playing field neighbouring to the north, the local area is largely residential in character, comprising two storey dwellinghouses. To the rear of the site is a functioning railway line.

Description of development

Planning permission is sought for the erection of a two-storey side extension to an existing, detached two storey building to be used for additional teaching accommodation. The extension would release accommodation in the main block to address shortfalls in group/SEN and staff/administration provision and not result in increased pupil capacity.

The proposed extension would align with existing front and rear building lines, as well as the ridge line (8.6 metre high). The fenestration and form would mirror that of the existing building and comprise buff brick with grey brick banding between the horizontal arrangement of windows at ground and first floor level.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highways Services - The proposed extension is located fully within the site curtilage and will not affect the adopted highway.

The applicant has confirmed that there will be no increase in pupil numbers as part of the development. The extension will release accommodation in the main block to address shortfalls in group/SEN and staff/administration provision. The applicant has confirmed that the proposals would not affect existing pedestrian routes, parking or vehicle turning provision. Highways has no objection to the proposal.

Environmental Health – No objection. Conditions are advised with respect to ground conditions, working hours and external equipment noise insulation.

Flood Risk Management - The site is within Flood Zone 1 and low risk of surface water flooding. Based on the provided evidence, no drainage condition is recommended. An 'informative' relating to surface water drainage is advised.

Cadent – An 'informative' is requested in relation to their assets and infrastructure.

Greater Manchester Police (Design for Security) – It is advised that external lighting and CCTV should be incorporated and that any alterations are to 'Secured by Design's standards. An 'informative' has been included.

Network Rail – No objection.

Planning History

111533/NMC/2016/N2

Non-material amendment to planning permission 108914/FO/2015/N2 to allow repositioning of 2 no. external classroom doors from gable walls to rear elevation. *Approved 21 March 2016.*

108914/FO/2015/N2

Erection of detached 2 storey classroom building to form additional learning accommodation. *Approved 27 August 2015.*

094178/FO/2010/N2

Elevational alterations to allow internal remodelling. *Approved 19 October 2010.*

084960/FO/2007/N2

Erection of single storey infill extension in courtyard to form additional teaching accommodation. *Approved 10 January 2008.*

084530/FO/2007/N2

Erection of 3m high security fencing to school perimeter. *Approved 21 November 2007.*

080865/FO/2006/N2

Erection of single storey extension to existing school building to form nursery accommodation. *Approved 18 December 2006.*

066402/FO/NORTH2/02

Erection of 2.4m high steel railing to school boundary to replace existing. *Approved 3 December 2002.*

044908/FO/CENTL3/94

Re-building of fire damaged school. *Approved 2 February 1994.*

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Policies DM1, SP1, EC1, T2, EN14, EN14, EN16-19 of the Core Strategy;
- Saved policy DC26 of the UDP;
- Guide to Development in Manchester (SPD);
- Place for Everyone (consultation draft);
- National Planning Policy Framework (NPPF).

Issues

Principle

The principle of the proposed development is considered acceptable and would comply with relevant planning policy and guidance.

The proposed development relates to an existing school building, situated within highly sustainable location, with good access to public transport and where close where existing resources and infrastructure can be shared.

The proposed design is of a good quality and mirrors the design and scale of the existing structure and would enable the delivery of educational benefits to the local area. No impact is anticipated in terms of amenity, the operation of the highway or harmful environmental effects. Specific issues are outlined further below.

Residential and Visual Amenity

Given the site relates to an existing school and is not intended to result in increased pupil numbers, it is not considered that the proposed ancillary accommodation would have significantly material impact upon the living conditions of neighbouring occupiers as a result of any increase level of activity or associated noise and disturbance.

In terms of any impact arising from the physical siting of the building, including the position of windows, it is believed that the position, orientation and current relationship with neighbouring residential properties reflects that of the existing building and unlikely to result in any significant, harmful impacts in terms of any over-dominance, overshadowing or overlooking.

In light of the above, the impact to residential amenity is considered acceptable.

Design, Scale and Appearance

The proposed two storey represents a modest addition, in keeping with the design of the host structure.

The scale, window design and proportions reflect that of the existing building and through the use of similar materials, which can be controlled by way of an attached planning condition, it is believed that the design, scale and appearance of the building can effectively assimilate into the existing building fabric with minimal impact to visual amenity.

Playing Field

The proposed extension relates to a small, rectangular area of hardstanding and would not affect either the size of the playground, any laid out sports pitch or playing field.

Impact to the Highway

The application is submitted on the basis that the proposed extension is for improved, ancillary accommodation and not to facilitate increase capacity. On this basis, it is not considered that there would be any material impact to existing vehicular movements, trip generation and parking demand. As such, the impact to the operation of the highway is considered satisfactory.

Waste Management

The proposal would utilise existing waste management arrangements.

Construction Management

To make sure construction and/or fit-out of the building is effectively controlled and to prevent any disruption to existing occupiers in the area, or along key routes throughout this part the city, a condition is included which requires the submission and approval of a construction management plan which details amongst other matters, working practices, working hours, dust suppression, the parking of construction vehicles and the removal of waste.

Climate Change

Given the proposed extension is not intended to increase existing operations or capacity, there is unlikely to be any significant uplift in vehicular emissions or impact to air quality which would affect climate change to a noticeable degree as consequence of the proposed development. The proposed extension is not intended to serve as ancillary space and not to increase capacity. As such, it is not anticipated that there would be any material impact in terms of air quality.

Whilst there would be some limited impact upon air quality during the construction phase, the impact during this time would be short lived and temporary. Through effective mitigation and construction management during the construction phase, the impact upon air quality can be adequately controlled.

On this basis, it is not believed that the impact to air quality or climate change should form a barrier to development.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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:

Location Plan and drawings referenced P01, P05, P06 and P07, received by the City Council as Local Planning Authority on 11 January 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) No above ground development works shall take place, unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

4) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt should include;

- Measures to control noise and vibrations;
- Hours of working;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

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

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

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

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

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

6) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. No

occupation of the development shall take place until the completion/verification report is submitted to and approved by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

7) No development shall commence until a surface water drainage strategy for the site, based on sustainable drainage principles has been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be constructed and completed in accordance with the approved details. This shall include:

- Progression through the drainage hierarchy shall be evidence-based;

- A drainage layout shall be submitted including all components, levels and connectivity;

- Permeable surfacing shall be maximised. Front driveway surfacing above 5m sqm shall be permeable in line with government requirements- https://www.gov.uk/government/publications/permeable-surfacing-of-frontgardens- guidance

- If surface water is proposed to connect to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;

- Details shall be provided of how the scheme shall be maintained and managed after completion.

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

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

2) Greater Manchester Police (Design for Security) advise that any CCTV and alarms systems should be extended to the extension. Any alterations should be to 'Secured By Design' standards.

3) The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Network Rail

Gorton South Surestart Childrens Centre, Sacred Heart RC Primary School, Knutsford Road, Manchester, M18 7NE
41 Knutsford Road, Manchester, M18 7NJ
Sacred Heart Rc Junior School, Knutsford Road, Manchester, M18 7AL
47 Knutsford Road, Manchester, M18 7NJ
43 Knutsford Road, Manchester, M18 7NJ
45 Knutsford Road, Manchester, M18 7NJ

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