

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137503/FO/2023

Date registered valid: 18 July 2023

Proposal: Erection of canopy, associated servery kiosk and provision of new hardstanding.

Address: The Cooperative Academy Of Manchester , Plant Hill Road, Manchester, M9 0WQ

Ward(s): Higher Blackley Ward

Applicant: Mr Carl Greenwood, The Cooperative Academy of Manchester

Agent (if any): Mr Gary Newton, Lea Hough & Co.

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

Recommendation: Approve

Date of recommendation: 14 November 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 4 September 2023

Standard consultations:

Printed: 27 July 2023 Expired: 17 August 2023

Neighbour notifications

Printed: 27 July 2023 Expired: 17 August 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

This application relates to an existing school known as the Co-operative Academy that is located on Plant Hill Road in the Blackley area of North Manchester. The area surrounding the application site is residential in nature.

Within the site currently is the main school building, a separate sports hall building (to the north of the main school building), a building known as 'The Hive' that is on the eastern edge of the academy site which is a community use building, a grass sports pitch (to the east of the main school building), an artificial grass pitch (to the west of the main school building), a hard paved sports area (to the north-west of the main school building) and associated car parking areas.

The Proposal

The proposal seeks consent for the erection of a canopy/shelter structure and outdoor food servery building, with associated surfacing/hardstanding within the grounds of Co-operative Academy of Manchester at Higher Blackley in, Manchester.

The proposal will provide additional catering and dining facilities required to serve the increased number of pupils at the Academy who make use of on-site catering and/or dining provision.

Following on from previous expansions of the school buildings to enable increases in pupil numbers, the Academy is experiencing difficulties serving and seating the numbers of pupils

now utilising the catering/dining facilities, which were originally designed to accommodate a much smaller number of pupils.

Site History

087301/FO/2008/N1: CITY COUNCIL DEVELOPMENT Redevelopment of school site involving erection of part 3, part 2 storey building to form 900 place High School and 120 place post 16 element with associated works including playing fields, car parking area and subsequent demolition of existing school buildings (existing sports hall to be retained). Approved.

100463/FO/2012/N1 Erection of external shelter within existing landscaped area within school grounds. Approved.

103500/FO/2013/N1 Construction of a new synthetic, all-weather sports pitch on part of existing school playing field, with associated features including new floodlighting and fencing. Approved.

112021/FO/2016/N1 Erection of new 2 storey extension (with projecting theatre space element at roof level) to northeast of existing school building, laying out of new 90 space car park within existing school site, formation of replacement grass sports pitch and running track and diversion of existing footpath on public open space to west of existing school site, new hard and soft landscaping, replacement tree planting, new boundary treatment and associated works. Approved.

Of the historic planning applications referred to above, application number 100463/FO/2012/N1, is within the area of the site which is now the subject of this application. The external shelter which was the subject of the application will be taken down as part of the current proposals.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and non-representation were received.

The Highways Team were consulted and raised no objection to the proposal,

Environmental Health were consulted and advised a contaminated land watching brief informative be added to the consent.

Sport England retracted their objection to the proposal subject to a condition be added to the consent relating to the re location of the jump pit and a condition has been added to the consent.

Issues

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

National Planning Policy Framework

Chapter 8: Promoting healthy and safe communities
Chapter 12 -Achieving well-designed places

National Planning Policy Guidance (NPPG)

The relevant sections of the NPPG are Noise and Design.

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

Manchester Core Strategy

Policy SP1 - Spatial Principles

Policy DM1 - Development Management

UDP- Development and Noise

PLANNING ISSUES:

It is considered the proposed development is acceptable in terms of the National Planning Policy Framework (NPPF), and Manchester's Core Strategy, including policies SP1, DM1, and EN1, and saved policy DC26 of the Unitary Development Plan.

It is considered that the proposed single-storey extension and canopy will not detract from the character and appearance of the school building, or the wider environment, in accordance with policy DM1, due to the proposed design and detail of the scheme, and as the extension will be seen in the context of the wider operational school site, or would be visual from Plant Hill Road.

The position of the extension within the rear area and the built form is subservient in appearance, incorporates design details from the existing building, and is required to be located in this location to serve the existing dining hall.

In the interests of visual amenity, pursuant to policies DM1 and EN1, a materials condition of planning approval, is required in order to ensure the appearance of the extension is acceptable.

It is not considered that the proposed extension will unduly adversely affect the amenities of the occupiers of neighbouring residential properties, pursuant to policy DM1. This is due to the school context, the subservient design of the extension, the separation distances between the extension and houses and will not operate outside the established school hours.

The part of the overall site to which this application relates is used for recreation purposes. A sheltered seating enclosure is present to part of the application site, a long jump/triple jump track/runway and landing pit occupies another part of the site, and a further area has outdoor tables/seating present. The remainder of the application area is laid to grass.

Sport England requested the replacement athletics jump facility shall be provided in accordance with drawing no. BS.22-016-23-03 Rev B - 'Proposed Site Plan' and in accordance with the technical requirements of England Athletics providing:

- o 1m safety margin runway and front and sides of the pit
- o 2m safety margin at the rear
- o The runway, take off boards and pit should be installed by a member of SAPCAs Track & Field division with specific sand used to fill the pit (below):

They advised the sand must not harden as a result of the addition of moisture and to ensure this it must be washed river sand or quartz sand without organic components. The granule size

should be a maximum of 2mm, of which not more than 5% in weight should be less than 0.2mm. When ordering sand, it is imperative that the use to which the sand is to be put is given to the supplier. The jump facility shall be made available for use before first use of the development hereby permitted. These measures are required to ensure the satisfactory quantity, quality and accessibility of compensatory provision and which secures a continuity of use and to accord with Development Plan Policy SP1.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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,

BS22-016-23-04, BS 22-016-23-05, The Design and Access Statement , The Operating Hours Statement, stamped as received on the 6 July 2023, the Location Plan, stamped as received on the 18 July 2023, BS 22-016-23-03 Rev B, stamped as received on the 6 September 2023, Foul Water Layout Drainage Layout, 5005 and Surface Water Layout 5004, stamped as received on the 6 July 2023.

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

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out 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, as specified in policies SP1 and DM1 of the Core Strategy.

4) The replacement athletics jump facility shall be provided in accordance with drawing no. BS.22-016-23-03 Rev B - 'Proposed Site Plan' and in accordance with the technical requirements of England Athletics providing:

- o 1m safety margin runway and front and sides of the pit
- o 2m safety margin at the rear
- o The runway, take off boards and pit should be installed by a member of SAPCAs Track & Field division with specific sand used to fill the pit (below):

The sand must not harden as a result of the addition of moisture and to ensure this it must be washed river sand or quartz sand without organic components. The granule size should be a maximum of 2mm, of which not more than 5% in weight should be less than 0.2mm. When ordering sand it is imperative that the use to which the sand is to be put is given to the supplier. The sand is categorised as W60

The jump facility shall be made available for use before first use of the development hereby permitted.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision and which secures a continuity of use and to accord with Development Plan Policy SP1.

Informatives

1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Sport England

109 Plant Hill Road, Manchester, M9 6NP
2 Jurby Avenue, Manchester, M9 6NG
3 Jurby Avenue, Manchester, M9 6NQ
1 Jurby Avenue, Manchester, M9 6NQ
105 Plant Hill Road, Manchester, M9 6NP
103 Plant Hill Road, Manchester, M9 6NP
101 Plant Hill Road, Manchester, M9 6NP
107 Plant Hill Road, Manchester, M9 6NP
117 Plant Hill Road, Manchester, M9 6WQ
115 Plant Hill Road, Manchester, M9 6WQ
113 Plant Hill Road, Manchester, M9 6WQ
111 Plant Hill Road, Manchester, M9 6WQ
14 Longton Road, Manchester, M9 6NE
25 Longton Road, Manchester, M9 6NE
51 Longton Road, Manchester, M9 6WD
45 Longton Road, Manchester, M9 6WD
41 Longton Road, Manchester, M9 6WD
20 Longton Road, Manchester, M9 6WD
19 Longton Road, Manchester, M9 6NE
17 Longton Road, Manchester, M9 6NE
Adult Learning Centre, Plant Hill Road, Manchester, M9 6NP
16 Longton Road, Manchester, M9 6NE
15 Longton Road, Manchester, M9 6NE
13 Longton Road, Manchester, M9 6NE
57 Longton Road, Manchester, M9 6WD
53 Longton Road, Manchester, M9 6WD
49 Longton Road, Manchester, M9 6WD
47 Longton Road, Manchester, M9 6WD
43 Longton Road, Manchester, M9 6WD
35 Longton Road, Manchester, M9 6NE
33 Longton Road, Manchester, M9 6NE
31 Longton Road, Manchester, M9 6NE
29 Longton Road, Manchester, M9 6NE
27 Longton Road, Manchester, M9 6NE
23 Longton Road, Manchester, M9 6NE
21 Longton Road, Manchester, M9 6NE
39 Longton Road, Manchester, M9 6WD
37 Longton Road, Manchester, M9 6WD
22 Longton Road, Manchester, M9 6WD
18 Longton Road, Manchester, M9 6WD
74 Plant Hill Road, Manchester, M9 6NP
72 Plant Hill Road, Manchester, M9 6NP
55 Longton Road, Manchester, M9 6WD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA