

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 138511/FO/2023

**Date registered valid:** 7 November 2023

**Proposal:** Erection of single storey extension to existing secondary school to provide a dance studio and changing facilities, together with alterations to the parking area

**Address:** Manchester Communication Academy, 2A Silchester Drive, Manchester, M40 8NT

**Ward(s):** Harpurhey Ward

**Applicant:** Mr Andrew Woolley, Greater Manchester Academies Trust

**Agent (if any):** Mr Lancaster Maloney Martin Lancaster Maloney Martin

**Case officer:** Steven McCoombe  
Tel: 0161 234 4607  
Email: [steven.mccoombe@manchester.gov.uk](mailto:steven.mccoombe@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 7 December 2023

## Application details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 1 December 2023

### Standard consultations:

Printed: 14 November 2023

Expired: 5 December 2023

### Neighbour notifications

Printed: 14 November 2023

Expired: 5 December 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

The application site relates to Manchester Communication Academy – an educational establishment providing secondary education situated at the corner of Rochdale Road/Queens Road/Silchester Drive in the Harpurhey area of North Manchester. The proposed buildings on site range from 1-3 storeys in height and comprising a combination of masonry and metal cladding.

The surface level car park divided into staff parking and general use is situated to the rear of the school, accessed off Silchester Drive.



View of the disable parking spaces adjoining the existing building proposed to be extended

In the case of this application, the site relates to the rear of the main, 3 storey school building, a row of adjacent disabled parking spaces and the adjoining staff car park situated just to the north.

**Listed building:** Not applicable

**Conservation area:** No

**Tree Preservation Order:** No

### **Description of area**

The application site is situated adjacent to the main north/south arterial route of Rochdale Road and the busy, east-west route of Queens Road.

With the exception of the school building subject to this application, the immediate context is largely residential in character, comprising a combination of 2 storey dwellinghouses and 3-4 apartment buildings.

### **Description of development**

Planning permission is sought for the erection of a single storey, flat roof extension (215 sqm) to an existing school building to provide an ancillary dance studio and changing facilities.

The proposed extension would necessitate the loss of 8 disabled parking spaces which extend along the existing building. These would be mitigated by the retention of existing disabled parking spaces situated opposite and within the staff car park, with an increase of 1 space. In addition, a further 12 new general provision parking spaces are proposed adjacent to the main vehicular entrance off Silchester Drive.

### **Consultations & Notification Responses**

#### **Planning History**

##### **136761/P14J/2023**

Prior Approval for the installation of roof mounted photo voltaic panels. *Approved 25 September 2023.*

##### **116369/JO/2017**

Variation of conditions 2, 12 and 15 attached to previously approved planning permission 106653/FO/2014/N1 to allow for modifications to new car parking area to east of Lathbury Road (layout and capacity) and introduction of 6 no. cycle spaces within new car park. *Approved 13 July 2017.*

##### **137174/FO/2023**

Installation of 5 x roof mounted air source heat pumps housed adjacent to the plant room. *Approved 4 September 2023.*

#### 108898/FO/2015/N1

Installation of a Mountain Bike Trail, and separate scoot track upon existing MUGA adjacent to Lathbury Road playing fields, together with a cycle link path to the rear of dwellings on Gissing Walk and Chevington Drive, and the siting of a storage container within the Manchester Communication Academy site. *Approved 20 July 2015.*

#### 106653/FO/2014/N1

Construction of new external 3G Artificial Turf Pitch (ATP) on part of existing school playing fields, together with new 4.5m high boundary fencing to pitch, 8 no. 15m high floodlighting columns, creation of new natural turf bund area to south-west of new pitch, and creation of new 55 space car park accessed off Lathbury Road and associated works. *Approved 6 May 2015.*

#### 088332/VO/2008/N1

CITY COUNCIL DEVELOPMENT - Erection of a three storey secondary school building with vehicular access from Silchester Drive and associated playing pitches, landscaping, sports hall, car parking bus drop off facility and boundary treatments. *Approved 2 March 2009.*

#### 088096/VO/2008/N1

CITY COUNCIL DEVELOPMENT - Erection of temporary fencing 2.4 metres and 1.2 metres in height and temporary hoarding 2.4 metres in height. *Approved 11 December 2008.*

### **Policy**

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

- Saved policy DC26 of the Unitary Development Plan;
- Policies DM1, EC1, T2, EN18 and SP1 and of the Manchester Core Strategy;
- Guide to Development in Manchester (SPD);
- Places for Everyone (consultation draft);
- National Planning -Policy Framework (NPPF);
- National Planning Policy Guidance;

### **Issues**

#### Principle

The proposed development would provide an ancillary facility to cater for growing school population and help with curricular needs.

Policy EC1 of the Core Strategy states that the Council will support other significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities.

The proposed improvement of the school campus would align with this objective, and would not have any significant, adverse effects. On this basis, the proposal is considered to comply with the aforementioned policy and guidance.

Specific planning issues are outlined further below.

## Noise and Residential Amenity

In order to any ancillary, external equipment does not present undue noise conditions, a condition is included to ensure the equipment is calibrated to adhere to the Council's background noise level criteria.

Namely, that ancillary plant, equipment and servicing be selected and/or acoustically so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. It is considered that through such mitigation and given existing background noise levels associated with the neighbouring roads and the operation of the school, any adverse noise impact is likely to be acceptable in this location.

## Visual Amenity

The proposed extension is of a modest size situated within the context of an existing school campus and separated from the road by an internal access road and landscaped perimeter. Due to the backdrop formed by the building to which the proposed extension is attached, which is of a much greater scale, coupled with the use of similar materials, any impact to visual amenity is considered negligible. A condition is included to ensure the exact specification of external materials is satisfactory.

## Impact to the Highway

All parking is contained within the curtilage of the site and relates to an existing car park.

The number of current disabled parking spaces is beyond necessary provision. The parking standards set out within the Core Strategy state that the amount of disabled parking provision should be determined on a case-by-case basis. The school has determined what level of provision would be necessary to meet their needs and allowed for 5 disabled spaces within existing disabled parking provision. This is considered satisfactory.

A further 12 spaces are proposed adjacent to the main school entrance to the eastern part of the car park. Whilst Highways have questioned the need for additional parking, it was clear at the time of the site visit that the car park was at full capacity, with some parking taking place along restricted area. As such, the proposed parking would meet with existing demand and help prevent parking on the nearby roads. The layout of the spaces is considered acceptable.

## Ground Conditions

Due to historical issues relating to the ground contamination when the school was originally built, conditions have been included at the request of Environmental Health to ensure the use of a satisfactory gas membrane.

## **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**

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) No above ground 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.

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 Manchester Core Strategy.

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

Drawings referenced P01, P03, P05, P07 and P09, received by the City Council as Local Planning Authority on 7 November 2023.

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.

4) The car parking spaces indicated on drawing referenced P03, P05, P07 and P09, received by the City Council as Local Planning Authority on 7 November 2023 shall be surfaced, demarcated and made available for use prior to the extension hereby approved being occupied and retained thereafter.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

5) a) Any externally mounted ancillary plant, equipment and servicing to be installed 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 its installation, 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.

b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved 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 saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

6) Prior to the commencement of development, appropriate and comprehensive construction designs for the installation of gas protection measures, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Any further development shall not compromise any existing remedial measures previously installed at the site, as part of Planning Permission referenced 088332/VO/2008/N1. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority, to ensure that the existing remedial measures have not been compromised.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas. The existing development has had remedial measures installed as part of Planning Permission 088332/VO/2008/N1. The current works shall not compromise the protection afforded by these earlier measures, pursuant to policy EN18 of the Manchester Core Strategy.

7) Any soils imported for use in soft landscaped areas shall be validated as suitable for use and a minimum of 300mm subsoil and topsoil over a no dig marker layer shall be placed. Prior to occupation a post completion report shall be submitted to and agreed in writing by the the City Council as Local Planning Authority to evidence this.

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 EN18 of the Manchester Core Strategy.

8) 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;
- 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 management plan.

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

### **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 contact Environment On Call on 0161 234 5004 or email [contact@manchester.gov.uk](mailto:contact@manchester.gov.uk) for advice on how to proceed.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services

Environmental Health

MCC Flood Risk Management

Flat 6, 651 Rochdale Road, Manchester, M9 5SH

Flat 4, 651 Rochdale Road, Manchester, M9 5SH

3 Beecher Walk, Manchester, M9 5QL

Apartment B, 391 Queens Road, Manchester, M40 8AL

Flat 6, 647 Rochdale Road, Manchester, M9 5SH

Flat 2, 647 Rochdale Road, Manchester, M9 5SH

1 Beecher Walk, Manchester, M9 5QL

23 Kelvington Drive, Manchester, M9 5QW

19 Kelvington Drive, Manchester, M9 5QW

Flat 2, 651 Rochdale Road, Manchester, M9 5SH

Flat E, 33 Silchester Drive, Manchester, M40 8BQ

Flat F, 33 Silchester Drive, Manchester, M40 8BQ

Flat B, 29 Silchester Drive, Manchester, M40 8BN

Flat C, 29 Silchester Drive, Manchester, M40 8BN

Flat 1, 649 Rochdale Road, Manchester, M9 5SH

Flat D, 29 Silchester Drive, Manchester, M40 8BN

Flat A, 29 Silchester Drive, Manchester, M40 8BN

Flat E, 29 Silchester Drive, Manchester, M40 8BN

391 Queens Road, Manchester, M40 8AL

Apartment A, 391 Queens Road, Manchester, M40 8AL

Flat 1, 653 Rochdale Road, Manchester, M9 5SH

Flat 1, 651 Rochdale Road, Manchester, M9 5SH

Flat 1, 647 Rochdale Road, Manchester, M9 5SH

629 Rochdale Road, Manchester, M9 5SH

Flat 3, 651 Rochdale Road, Manchester, M9 5SH

Flat 5, 651 Rochdale Road, Manchester, M9 5SH

5 Gissing Walk, Manchester, M9 5GS

7 Penerley Drive, Manchester, M9 5GP

5 Beecher Walk, Manchester, M9 5QL

25 Chevington Drive, Manchester, M9 5GW

Flat 6, 649 Rochdale Road, Manchester, M9 5SH

Flat 4, 649 Rochdale Road, Manchester, M9 5SH

Flat 5, 649 Rochdale Road, Manchester, M9 5SH

21 Chevington Drive, Manchester, M9 5GW

25 Kelvington Drive, Manchester, M9 5QW

23 Chevington Drive, Manchester, M9 5GW

Flat F, 31 Silchester Drive, Manchester, M40 8BP

Apartment F, 391 Queens Road, Manchester, M40 8AL

Flat E, 35 Silchester Drive, Manchester, M40 8BR

Flat B, 31 Silchester Drive, Manchester, M40 8BP

Flat B, 35 Silchester Drive, Manchester, M40 8BR

Flat E, 31 Silchester Drive, Manchester, M40 8BP

Flat B, 33 Silchester Drive, Manchester, M40 8BQ

Flat C, 33 Silchester Drive, Manchester, M40 8BQ

Flat A, 33 Silchester Drive, Manchester, M40 8BQ

Flat D, 33 Silchester Drive, Manchester, M40 8BQ

Apartment D, 391 Queens Road, Manchester, M40 8AL

Apartment E, 391 Queens Road, Manchester, M40 8AL

Apartment C, 391 Queens Road, Manchester, M40 8AL  
Flat 3, 647 Rochdale Road, Manchester, M9 5SH  
Flat 5, 647 Rochdale Road, Manchester, M9 5SH  
Flat 4, 647 Rochdale Road, Manchester, M9 5SH  
Flat F, 29 Silchester Drive, Manchester, M40 8BN  
Flat A, 35 Silchester Drive, Manchester, M40 8BR  
Flat D, 35 Silchester Drive, Manchester, M40 8BR  
Flat D, 31 Silchester Drive, Manchester, M40 8BP  
Flat C, 35 Silchester Drive, Manchester, M40 8BR  
Flat A, 31 Silchester Drive, Manchester, M40 8BP  
Flat F, 35 Silchester Drive, Manchester, M40 8BR  
21 Kelvington Drive, Manchester, M9 5QW  
Flat 3, 653 Rochdale Road, Manchester, M9 5SH  
Flat 3, 649 Rochdale Road, Manchester, M9 5SH  
Flat 2, 653 Rochdale Road, Manchester, M9 5SH  
Flat 2, 649 Rochdale Road, Manchester, M9 5SH  
19 Chevington Drive, Manchester, M9 5GW  
631 Rochdale Road, Manchester, M9 5SH  
Flat C, 31 Silchester Drive, Manchester, M40 8BP  
1 Gissing Walk, Manchester, M9 5GS  
9 Gissing Walk, Manchester, M9 5GS  
3 Gissing Walk, Manchester, M9 5GS  
7 Gissing Walk, Manchester, M9 5GS  
3 Penerley Drive, Manchester, M9 5GP  
5 Penerley Drive, Manchester, M9 5GP  
1 Penerley Drive, Manchester, M9 5GP

## **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 High Risk - Name: DEVELOPMENT\_HIGH\_RISK\_AREA  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface  
Historic Landfill Site 250m Buffer -  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: NORTH AREA