

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138510/NMC/2023

Date registered valid: 7 November 2023

Proposal: Non-material amendment to planning permission 136645/VO/2023 to allow the removal of small sections of cladding over individual external doors and replace with alternative materials

Address: Site To The South/South-East Of Sawley Road, East Of Nelson Street, North/North-East Of James Street, Manchester

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Andrew Partington, Manchester City Council

Agent (if any): Mrs Anastasia Kapagerof, jmarchitects

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 November 2023

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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 site was last used as a primary school (built in 1894). The school was demolished in 2011 after Park View community school was constructed on the corner of Varley St / Holland St, where the pupils moved to.

The site currently comprises a fenced off vacant brownfield site covered in overgrown vegetation resulting from a lack of use since the previous school facility was demolished, with trees alongside the boundary the eastern boundary, with some trees located along the Sawley Road boundary.

Part of the site has been cleared, but there are some areas still covered with grass.

Some of the trees around the periphery of the site have been removed. There are also the remains of metal work associated with a former sports court on the site, and an area in the south western section of the site with tipped building materials, including concrete and bricks. The site lies between Sawley Road to the north and James Street to the south. James Street, however terminates in a service yard serving the industrial and warehouse uses to the south site in proximity to this site.

The boundary to Sawley Road comprises chain link fencing attached to concrete posts. There is an existing 20mph speed restriction in place on Sawley Road.

Planning History

136645/VO/2023 - CITY COUNCIL DEVELOPMENT Erection of a part single , part two storey detached school building (Class F1) with associated sports facilities, access, car parking arrangements, landscaping and boundary treatment

Approved subject to conditions 6th January 2023

067829/FO/2003/N1 - Erection of 2.4m high palladin fencing to school boundary
Approved June 2003.

051390/VO/NORTH2/97 - Environmental improvements to school grounds including safety surface & fence to nursery, ground surfaces, playful structures, seating, earthworks planting and sports area.
Approved January 1997.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

To the north of site are terraces of residential properties, with a heavily treed area to the east of the site in proximity to Hulme Hall Lane and the loop connection of Vickers Street to Hulme Hall Lane. Directly to the west is a cleared site formerly occupied by Nicholas Varley primary school, with the Carriocca business park beyond. To the south of the site and warehouse and industrial uses.

The immediate surrounding area is characterised by buildings of varying heights, from single storey to two storey commercial buildings.

The site is not located within a conservation area, but the Corpus Christi Basilica (Grade II listed building) lies 100m to the north west of the site on Varley Street and Victoria Mill (Grade II* listed building) 262m to the south west of the site.

Previously approved scheme

The previously approved scheme related to the development of 150 place Special Education Needs and Disabilities (SEND) secondary school on a 1.54ha site.

The approved scheme involved the erection of a part single, part two storey school building comprising an oblong block which would run parallel with Sawley Road, and have two wings at right angles from the main block running southwards into the site. Plant and ancillary equipment was to be located on the roof to the side of the double height element of the building. The accommodation comprised 13 classrooms, with a main hall, dining hall, additional group rooms, therapy rooms, art and science studios, a workshop space, life skills kitchen, and ancillary office and meeting room space, accessible toilets and pupil shower and changing areas. The approved school layout had floorspace covering an area 3,050sq.m.

The approved development was contemporary in design and comprised dark grey brickwork as the main material, lighter grey brickwork in the form of piers between door and window openings, and light beige / wood effect cladding panels to the entrances and double height main hall, with a grey felt covered shallow gradient pitched roof.

Non illuminated signage was proposed and was limited to the identification of the school entrance, pupil entrance and the school logo, which were all to be located on the Sawley Road frontage of the proposed building.

A hard surfaced sport court and a MUGA formed part of the approved layout.

The site layout also included the provision of 68 (including 8 spaces for disabled users, and 8 spaces with electric vehicle charging points) parking spaces, and 10 spaces for minibuses in the parking area. 6 spaces for minibuses and 6 car spaces were also to be provided within the drop off area within the site. 14 cycle storage spaces were proposed to be located to the north of the proposed building in close proximity to the cycle access to the site.

A dedicated minibus service was to be provided to drop-off/pick-up students.

Vehicular access and egress to the site was from Sawley Road, and operated via a 1 way system within the school site. A cycle access was proposed alongside the northern vehicular access. A separate pedestrian access to the site was also proposed from Sawley Road.

The proposed school opening hours were specified as Mondays to Fridays 07:00 to 18:00 Saturdays 09:00 – 12noon. These time periods included core class period and pre/after school clubs. 50 full and 50 part time staff would be employed on-site and would be on-site prior to pupil arrival and departure times.

A large habitat area within north east part of site was proposed which would enable the retention of 38 trees within this area. 6 trees would be retained to Sawley Road frontage. 57 new trees are proposed to be planted within the site.

Description of development

Consent is sought for a non material amendment to planning approval 136645/VO/2023 to allow the removal of small sections of cladding over individual external doors and replacement with alternative materials. It is proposed to incorporate the lighter grey brickwork above individual external doors, which would be the same brick colouration to as that be used above and below the window openings. The cladding to the main entrance and main hall would remain as previously approved.

Consultations & Notification Responses

Not applicable.

Issues

Policy Context

These include Core Strategy policies SP1 (Spatial Principles); Policy EC 1(Employment and Economic Growth in Manchester); Policy EC5 (East Manchester); EN 1 (Design Principles and Strategic Character Areas); EN3 (Heritage); EN 8 (Adaptation to Climate Change); EN9 (Green Infrastructure); Policy EN 10 (Safeguarding Open Space, Sport and Recreation Facilities); Policy EN 12 (Area priorities for Open Space, Sport and Recreation);EN14 (Flood Risk); EN15 (Biodiversity &Geological Conservation; EN16 (Air Quality); EN18 (Contaminated Land); EN19 (Waste);T1 (Sustainable Transport); T2 (Accessible areas of opportunity and needs) ; DM1 (Development Management); Saved UDP policies DC26 (Noise) ,and the guidance provided within the National Planning Policy Framework ,NPPG, Ministerial Planning Policy Statement – Planning for Schools Development, Sport England Policy, the Guide to Development in Manchester Supplementary Planning Document, Manchester's Great Outdoors – a Green and Blue Infrastructure Strategy for Manchester (2015).

Non material change

The proposed amendments have been assessed, and it can be confirmed that the changes are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority.

The revisions to the approved scheme relate changes to the removal of small sections of cladding over individual external doors and replacement with light grey brick to match that to be used above and below the window openings.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the school building, or the visual and residential amenity of the residential properties in proximity to the site.

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

Paragraph one

The revisions to the approved scheme relate changes to the removal of small sections of cladding over individual external doors and replacement with light grey brick to match that to be used above and below the window openings.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the school building, or the visual and residential amenity of the residential properties in proximity to the site, and that the associated wording of condition no.2 to be amended to reference the revised plans.

Condition no.2 Specified plans

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

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

VAR-JMA-ZZ-00-DA-A-90001 rev.P06 - Location Plan
VAR-JMA-ZZ-00-DA-A-00001 rev.P18 - Proposed Ground floor plan
VAR-JMA-ZZ-ZZ-DA-A-00101 rev.P05 - Typical Building Sections 1
VAR-JMA-ZZ-ZZ-DA-A-00201 rev.P13 - Proposed Building Elevations
VAR-JMA-ZZ-ZZ-DA-A- 21 501 rev.P03 -Construction Sections
VAR-JMA-ZZ-R1- DA -A- 27001 rev.P08 -Proposed roof plan
VAR-JMA-ZZ-ZZ-DA-A- 71 201 rev.P02 - External Signage
VAR-DEP-XX-XX-DR-L-00001 rev.P07 Proposed Landscape layout
VAR-DEP-XX-XX-DR-L-00002 rev. P04 Proposed Illustrative layout
VAR-DEP-XX-XX-DR-L-00003 rev.P04 Proposed Security Strategy
VAR-DEP-XX-XX-DR-L-00004 rev.P04 External Access and Circulation Strategy
VAR-DEP-XX-XX-DR-L-00005 rev.P02 Landscape Sections A and B
VAR-DEP-XX-XX-DR-L-00006 rev.P03 Landscape Sections C and D

Design and Access Statement ref: VAR-JMA-XX-XX-RP-A -10001 -P02 March 2023
Access and Maintenance Strategy ref: VAR-JMA- rev.P01 March 2023
Air Quality Assessment ref: PRO-085352 March 2023
Coal Mining Hazard Zonation Plan ;
Coal Mining Risk Assessment ref: CL101b Version 1 dated 15th March 2022.
Construction Method Statement
Crime Impact Statement ref: 2023/0051/CIS/01 Version A :08/03/2023
Fire Engineering Review GM2151/R1 Issue 1
Planning Statement KD/LF/CW/5279MA/R001 March 2023

Phase 1 Environmental Site Assessment Report dated 2nd March by EnviroSolution (ref: CL101 ver. 1.0)
Phase 2 Geo-Environmental Site Assessment Report dated 2nd March by EnviroSolution (ref: CL102 ver. 1.0)
Ecology Scoping Survey dated 28th January 2022 by EnviroSolution
Flood Risk Assessment and Drainage Strategy Report dated March 2023 by Ridge and Partners LLP version. 2.0)
School Travel Plan by Ridge and Partners LLP dated 16th March 2023 (ref: 5020509 ver. P01)
Transport Assessment dated 6th March by Ridge and Partners LLP (ref: 5020509 ver. P01)
Environmental Noise Assessment by Stroma Built Environment (ref: 092958 - AC - rev. 1v1)
Preliminary Arboricultural Assessment by EnviroSolution March 2022
Received 30th March 2023

Preliminary Ecological Appraisal rev.1 dated 19th April 2023
VAR-RDG-XX-XX- DR -C- 00201 rev.P02 Site Constraints Plan
Energy Strategy report ref: 5020683-RDG-XX-XX-RP-MEP- 510000
Received 27th June 2023

Van Elle Total Foundation Solutions Ground Improvement Technical Sheet and email for ISG regarding the ground improvement strategy
Received 4th July 2023

AS AMENDED BY :

VAR-JMA-ZZ-ZZ-DR-A-00201-S3-P16_Proposed Building Elevations

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 (2012).

Paragraph 2

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Appendix 1 – List of consultees & neighbours notified

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA