

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137612/FO/2023

Date registered valid: 19 July 2023

Proposal: Erection of a 2 storey (plus basement) sports pavilion and Sixth Form centre, following demolition of the existing pavilion and Sieff Theatre, along with associated elevational alterations to the English Building.

Address: Manchester Grammar School, Old Hall Lane, Manchester, M13 0XT

Ward(s): Rusholme Ward

Applicant: Mrs Gillian Batchelor, The Manchester Grammar School

Agent (if any): Mr Phillip Etchells, OMI Architects

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12.09.2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 29 August 2023

Standard consultations:

Printed: 2 August 2023 Expired: 23 August 2023

Neighbour notifications

Printed: 2 August 2023 Expired: 23 August 2023

Site notice

Posted: 4 August 2023 Expired: 25 August 2023

Press advert

Published: 8 August 2023 Expired: 22 August 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site relates to a Pavilion building within the Manchester Grammar School Campus located off Old Hall Lane within the Rusholme Ward. MGS is a long established school that relocated to this site in the early part of the 20th Century with the original school buildings dating from the 1930s designed in a 'Neo-Georgian' style occupying the northeast part of the site with other buildings added to over the intervening period to the west. To the front (south) of the school and set lower than Old Hall Lane are the outdoor playing facilities including cricket ground which is located to the west of the central access drive leading to the school from Old Hall Lane. Set behind the cricket ground is the Pavilion building subject of this application which was constructed in the 1950s.

Beyond the school boundaries lies residential areas to the south along Old Hall Lane and to the east along Birchfield's Road. To the west lies the Grade II Listed 'Toast rack' building (formerly Hollins Building Manchester Metropolitan University) and to the south running along Old Hall Lane is the line of Nico Ditch with a section identified as a Scheduled Monument further to the west of Wilmslow Road. St James Primary school lies to the immediate north of the Toast rack and to the west of the MGS school playing fields with a shared footway/cycle path bounding the western boundary of MGS. Birchfield's Park lies to the north of MGS.



The Pavilion was opened in 1956, partially funded to provide a war memorial to Old Mancunians (former pupils) who were killed in World War II, a plaque recording this is still in place within the Pavilion and is proposed to be retained and re-installed as part of the application proposals. There is no record of the architect for the building (unlike the other original buildings on the site) but it has been designed in a style and materials reflecting the original school buildings to the east.

The Pavilion contains changing rooms, a dining room, small common room, staff offices and a 'Long room' used in association with sporting events. Internal changes over the years have altered the internal layout of the building from its original form. To the north and west of the Pavilion arranged in a courtyard is the English building constricted in 1995, the Sieff Theatre to the north was completed in 1962 and was an extension to the Physics Building and has a modernist design. The courtyard between these buildings currently is an area of hardstanding that does not provide outdoor space for pupils. A previous planning approval (088653/FO/2008/S1) granted the demolition of the existing Pavilion and erection of a new two storey Pavilion building in 2009.

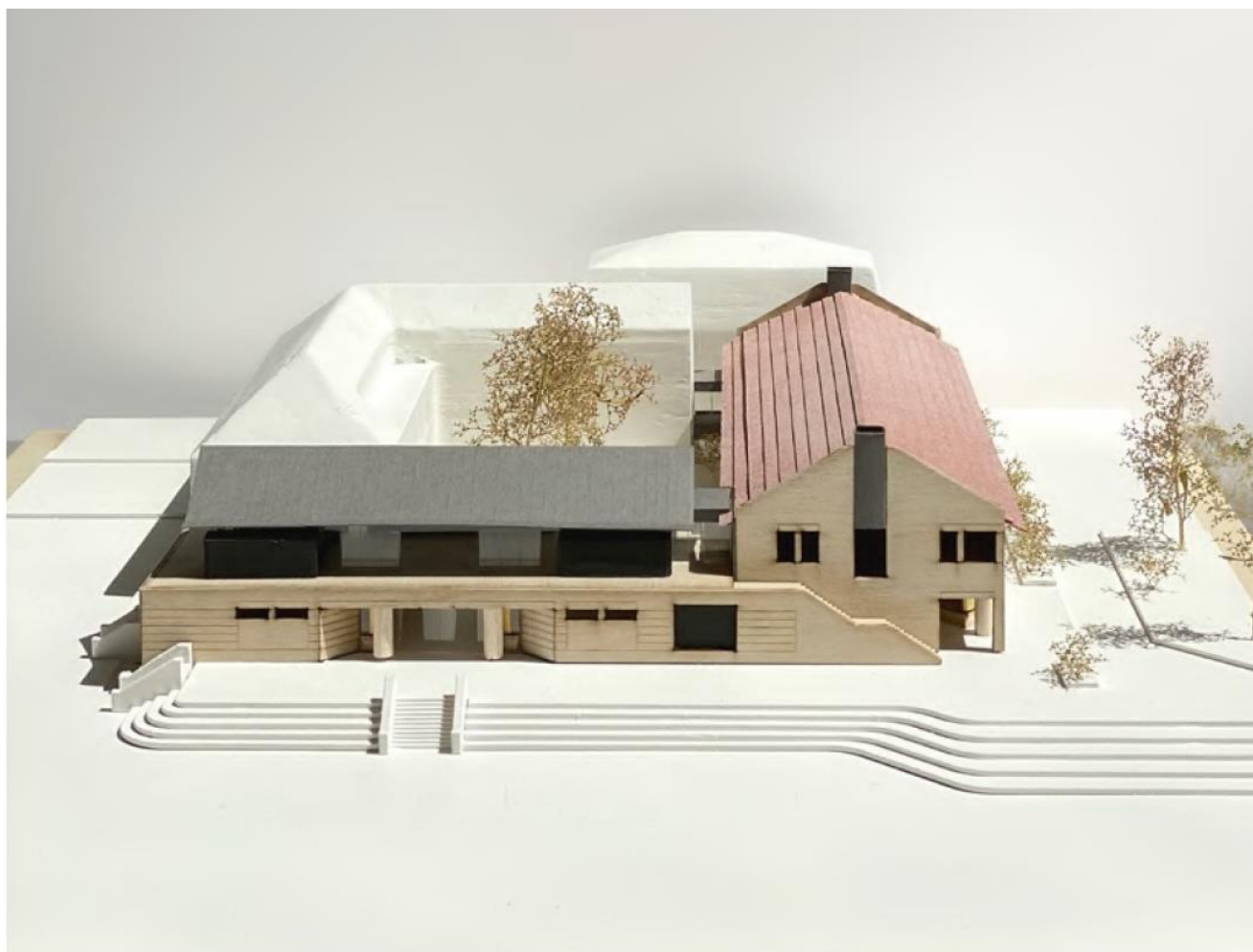
The application documents set out particular issues with the existing Pavilion building both due to its age but also that the accommodation it provides is no-longer fit for purpose such problems include: shower areas are not sub-divided, changing rooms are small and lack integrated washrooms or showers, dining areas are cramped and become overcrowded, plant rooms are redundant and represent poor use of space, the Common room is a low quality space, the south facing balcony has structural issues (currently supported by steel props) and there is no level access to the upper level of the building. The current building does not provide dedicated classroom space for sixth formers who are instead dispersed across available classroom space on the school grounds.

Description of development

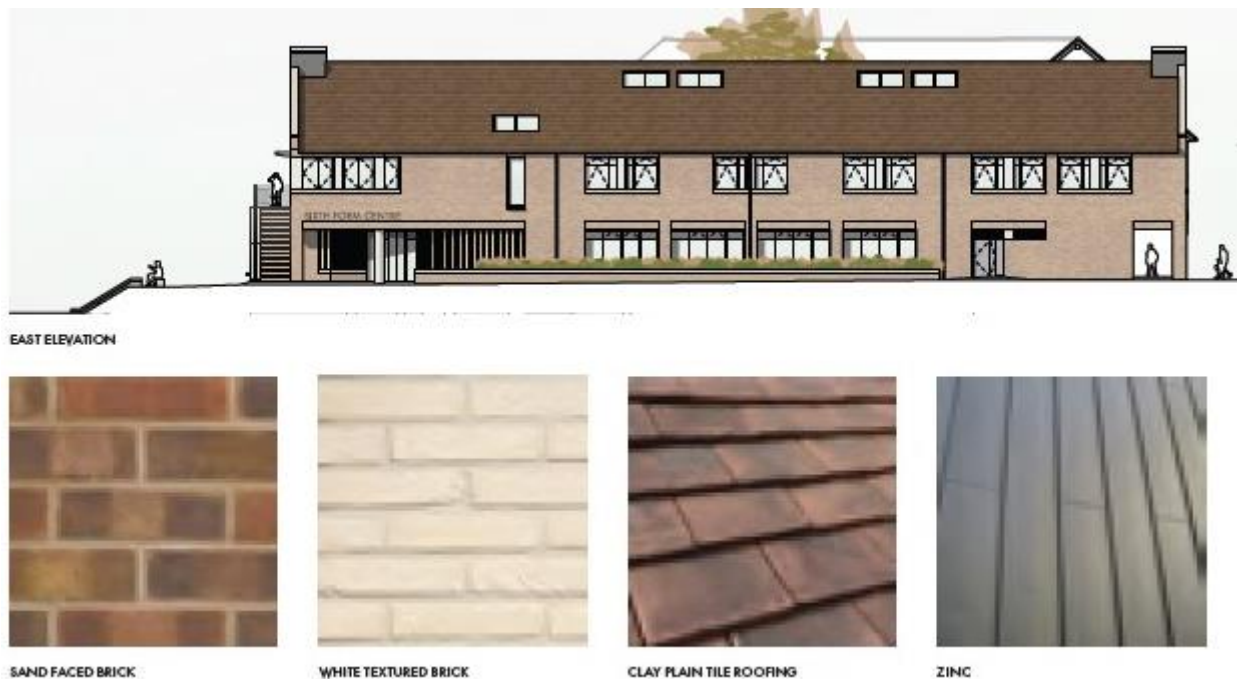
The proposals seek the demolition of the existing Pavilion building and Sieff Theatre building to accommodate a new two storey building comprising 10 no. First floor classrooms, study space, staff office, changing rooms, medical room, kitchen, dining hall and associated storage space

and store. The central courtyard between the proposed building would be reconfigured and landscaped to form an outdoor amenity space. The entrance to the building is located on the southeast corner of the building to address the driveway and primary direction of approach to the school, with dedicated sixth form space on the first floor of the building with more mixed usage of the ground floor. An external staircase leads to the south facing first floor terrace with the building connected at ground and first floor into the existing English building to allow the buildings to function together and allow access across both floors of existing and proposed building.

The design of the building has taken the simplicity of the existing 1931 building to the east, whilst the front elevation has the lightweight pavilion at first floor to reflect the traditional sports pavilion architecture. The main materials proposed again reflect the wider original campus using sand-faced red/brown brick, stone cills and copings, with clay plain roofing and metal rainwater goods. Timber and Zinc are proposed to the lighter weight Pavilion element on the front elevation again to reflect the Pavilion's architectural history.



Model of the proposed building showing the southern elevation



Proposed east elevation and material precedents

Planning History

119754/FO/2018 Erection of a single story extension to the music block -Approved 03.07.2018

116407/FO/2017 Creation of a new external water-based artificial grass pitch with perimeter ball-stop fencing (maximum height 6 metres), 8no. 15 metre high floodlights, installation of storage container and 3m high water storage tank, together with the refurbishment of the existing tennis courts – Approved 28.09.20217

110178/FO/2015/S1 - Retrospective erection of 4no. timber outbuildings – Approved 13.11.2015

106405/FO/2014/S1 – Erection of replacement sports hall – Approved 02.10.2014

095274/FO/2011/S1 - Erection of new single storey timber 'log' cabin teaching block comprising 6 classrooms, 1 multi use space, administration areas, ancillary spaces to match adjacent teaching block (Bexwyke Lodge) - totalling circa 850 sq.m gross internal area. – Approved 03.05.2011

093743/FO/2010/S1 - Installation of a single storey modular building for additional office space for a temporary period of 2 years Approved 07.09.2010

089351/FO/2009/S1 - Erection of 12.3 metre roof extension to form new fly tower to existing theatre together with elevational alterations to the front façade. Approved 26.05.2009

088653/FO/2008/S1 - Erection of two storey cricket pavilion and refectory following demolition of existing two storey cricket pavilion and refectory, including performance area and conference facilities – Approved 12.05.2009

087095/FO/2008/N2 - Erection of single storey modular classroom with associated access ramp for a temporary period of 5 years – Approved 13.10.2008

086857/FO/2008/N2 - Demolition of existing theatre building and erection of new three storey building to form new theatre with ancillary accommodation, including dance and drama studios

086823/FO/2008/N2 - Creation of new bus park in connection with existing school including formation of new vehicle access point and erection of 1.7m high sliding gates and fencing and erection of 4 new 8 metre high external lighting columns – Approved 21.11.2008

085770/FO/2008/N2 - Erection of a single storey, prefabricated timber building to accommodate junior department, comprising 5 classrooms, staff accommodation, facilities and storage – Approved 15.04.2008

080149/FO/2006/N2 - Erection of part two/part three storey extensions including balcony area to existing school theatre to provide additional drama studio accommodation – Approved 11.10.2006

Consultations & Notification Responses

The application has been subject to notification of nearby addresses and by way of notice posted at the site and advertisement in the Manchester Evening News due to the proposals being classed as a major application.

One comment was received in response in support of the proposals a summary of the comments received is set out below:

-As someone who lives directly in front of the existing pavilion looking directly across the playing fields, the new design will be a huge improvement on the existing. I look forward to it being built and completed.

MCC Environmental Health – Recommend conditions be attached to any approval relating to contaminated land completion report, external equipment acoustic insulation, fumes and odours, waste management, and, construction management plan,

MCC Highways – Raise no highway objections to the proposals but request a condition to deal with construction management.

Greater Manchester Ecology Unit – Recommend conditions relating to ensuring tree and vegetation clearance being undertaken outside bird nesting season and a landscaping scheme to deliver biodiversity enhancements. They recommend an informative be placed on any decision relating to Bats.

Greater Manchester Archaeology Advisory Service – Should the Council be minded to grant consent for the current application then GMAAS agree with mitigation suggested in the HA, that a programme of historic building survey is required in order to provide a permanent record of the structure for inclusion in the Historic Environment Record (HER) prior to its ultimate loss.

The historic building survey should be undertaken to the equivalent of an Historic England Level 2 to 3 record, and include measured floor plans and phased plans, detailed photographs of elevations, rooms, and features of architectural/archaeological interest, a detailed written description of the historic fabric, history, and comparative analysis, and an assessment of significance of the building and its components. The survey will provide a point-in-time record of the structural layout of the building and will inform the necessity for a watching brief during any soft-strip or demolition works that may expose concealed historic fabric within or on the exterior of the building, the recording of which will enhance the final record. A report on the results will be produced and submitted to the Greater Manchester HER

Policy

Manchester Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). The Core Strategy is to be used as the framework that planning applications will be assessed against. There are a number of policies within the adopted Core Strategy relevant to the consideration of the current application in summary these are set out below.

Policy SP1 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice and that new development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport. It also sets out the core development principles, including:

- creating well designed places,
- making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment.

It is considered that the application proposals meet the key spatial principles of the Core Strategy by creating a well-designed development which will provide a modern safe and secure educational facility.

Policy EN1 Design Principles and Strategic Character Areas – The proposals are considered to be well designed that would reinforce and enhance the local character of this part of the City and would support the achievement of the Core Strategy Strategic Objectives by guiding educational facilities adjacent an existing College campus.

Policy EN3 Heritage – The application proposals are accompanied by a proportionate Heritage Statement that considers the proposals in the context of nearby designated Heritage Assets, this matter is considered in more detail within the issues section of this report.

Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon & Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies & Policy EN 8 Adaptation to Climate Change

The application is supported by an Energy Strategy Statement which concludes that the building would achieve compliance with Part L2A 2021 and also achieves a 36% improvement over Part L2A 2010 exceeding the requirements of the above Core Strategy policies through the use of an energy efficient design and the use of low and zero carbon technologies.

Policy EN9 relates to Green Infrastructure and requires new development to maintain existing green infrastructure in terms of its quantity, quality and function. The proposals incorporate provision for landscaping including tree replacement planting.

Policy EN14 relates to Flood Risk and states all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. This scheme has been developed in order to comply with these requirements and is supported by a draft drainage strategy.

Policy EN 15 relates to Biodiversity and Geological Conservation. The policy indicates that the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. The applicant has undertaken Ecological Appraisal of the site which is set out within the documents accompanying the application. The building to be demolished is not considered to have significant ecological value or support protected species.

Policy EN16 relates to Air Quality and confirms that the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes. The application is not anticipated to give rise to long term impacts on air quality.

Policy EN17 Water Quality - The development would not have an adverse impact on water quality. Surface water run-off and grounds water contamination would be minimised.

Policy EN18 – Contaminated Land: The policy outlines that the Council gives priority for the remediation of contaminated land to strategic locations. Proposals for development of contaminated land must be accompanied by a health risk assessment. The application is accompanied by a ground conditions report and preliminary risk assessment that has been assessed by Environmental Health and it is recommended that a suitably worded condition be attached to any approval.

Policy EN19 Waste – The applicant indicates that the existing College arrangements for the storage and disposal of waste is to be utilised.

Policy T1 Sustainable Transport – The site is located in close proximity to on-street cycle lanes, pedestrian facilities and public transport modes.

Policy T2 relates to Accessible areas of opportunity and need and that the Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers. The development would be situated within an area that has historically been used for educational uses and is well located to public transport that can be accessed to enhance access to the site by sustainable transport modes.

Policy DM1 of the Core Strategy states: All development should have regard to a number of specific issues including:

- Appropriate 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.
- Community safety and crime prevention.
- Vehicular access and car parking.

As set out within the issues section of this report below, the application proposals are considered to accord with policy DM1 of the Core Strategy.

Saved Policies of the Unitary Development Plan for the City of Manchester (1995)

Saved policy DC26, Development and Noise, - states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise. Conditions will be used to control the impacts of developments. The proposal has been designed to minimise the impact from noise sources. For the reasons given within the issues section of this report it is considered that the proposal is consistent with the policies contained within the UDP.

The National Planning Policy Framework- The NPPF (revised version published July 2021), articulates the Government's drive to ensure new developments are 'beautiful' through the use

of Design Codes and the provision of street trees. At the heart of the 2021 revised NPPF lies the 'presumption' in favour of sustainable development (paragraph 11).

The NPPF notes there are three dimensions to sustainable development; economic, social and environmental. These dimensions are considered to be mutually dependent with the NPPF, in its entirety, defining sustainable development.

Firstly, the economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.

Secondly, the social role is required to support communities by creating well designed, beautiful and safe places, with accessible local services to reflect the needs of the community.

Lastly, the environmental role should protect and enhance the natural, built and historic environment. The NPPF states that 'the purpose of the planning system is to contribute to the achievement of sustainable development' (paragraph 7). It summarises the objective of sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their needs.

Section 8 is titled 'Promoting healthy and safe communities' and sets out at paragraph 95 sets out that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

Section 11 (paragraphs 119 to 125) is titled 'Making effective use of land'. It sets out that planning policies and decisions should promote the effective use of land to meet the need for homes and other uses. In particular it states that substantial weight to the use of brownfield land, as well as ensuring developments make efficient use of the land.

Section 12 (paragraphs 126 to 136) is titled 'Achieving well-designed places'. It states that the planning process is fundamental to creating high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work. It outlines that developments should aim to:

- Add to the overall quality of the area and function well over the lifetime of the development.
- Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- Establish or maintain a strong sense of place, using arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- Optimise the potential of the Site, create and sustain an appropriate mix of uses.
- Create safe, inclusive and accessible environments which promote health and well-being.

Section 14 (paragraphs 152 to 173) is titled 'Meeting the challenge of climate change, flooding and coastal change'. It sets out that 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 and should help to shape places in ways that contribute to radical solutions in greenhouse emissions, minimise vulnerability and improve resilience; encourage the reuse of existing

resources. The application is accompanied by a drainage strategy, the site is in a low flood risk area and appropriately worded conditions are proposed.

Section 16 is titled 'Conserving and enhancing the historic environment'.

Paragraph 194 notes that in determining Planning Applications, Local Planning Authority require an applicant to describe the significance of any Heritage Asset affected.

Paragraph 197(c) states that in determining applications, Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 203 states that the effect of an application on the significance of a non- designated Heritage Asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Other material considerations

Manchester Green and Blue Infrastructure Strategy 2015 -The Manchester Green and Blue Infrastructure Strategy (G&BIS) sets out objectives for environmental improvements relating to key objectives for growth and development. The vision for green and blue infrastructure in Manchester over the next 10 years is: By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers;
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth;
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond; and
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

The proposals incorporate landscaping proposals and the retention of a majority of existing trees on the site. Tree, hedge and shrub planting will assist in creating an appropriate component for the users of the site.

Climate Change

Our Manchester Strategy 2016-25 – sets out the vision for Manchester to become a liveable and low carbon city which will:

- Continue to encourage walking, cycling and public transport journeys;
- Improve green spaces and waterways including them in new developments
- to enhance quality of life;
- Harness technology to improve the city's liveability, sustainability and connectivity;
- Develop a post-2020 carbon reduction target informed by 2015's intergovernmental Paris meeting, using devolution to control more of our energy and transport;
- Argue to localise Greater Manchester's climate change levy so it supports new investment models;
- Protect our communities from climate change and build climate resilience.

Manchester: A Certain Future (MACF) - is the city wide climate change action plan, which calls on all organisations and individuals in the city to contribute to collective, citywide action to enable Manchester to realise its aim to be a leading low carbon city by 2020. Manchester City Council (MCC) has committed to contribute to the delivery of the city's plan and set out its commitments in the MCC Climate Change Delivery Plan 2010-20.

Manchester Climate Change Board (MCCB) Zero Carbon Framework – The Council supports the Manchester Climate Change Board (MCCB) to take forward work to engage partners in the city to address climate change. In November 2018, the MCCB made a proposal to update the city's carbon reduction commitment in line with the Paris Agreement, in the context of achieving the "Our Manchester" objectives and asked the Council to endorse these ambitious new targets.

The Zero Carbon Framework - outlines the approach which will be taken to help Manchester reduce its carbon emissions over the period 2020-2038. The target was proposed by the Manchester Climate Change Board and Agency, in line with research carried out by the world-renowned Tyndall Centre for Climate Change, based at the University of Manchester.

The application proposals are accompanied by a Renewable and Sustainability Report that concludes that the development energy use and performance would exceed both adopted planning policies and current Part L Building Regulations.

Other National Planning Legislation

S149 (Public Sector Equality Duty) of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is among the protected characteristics.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Issues

Principle – The principle of the provision of educational and sporting facilities within an existing school is considered appropriate, in this instance further consideration of the impacts of the demolition of the existing building is required together with potential impacts on residential and visual amenity of the area.

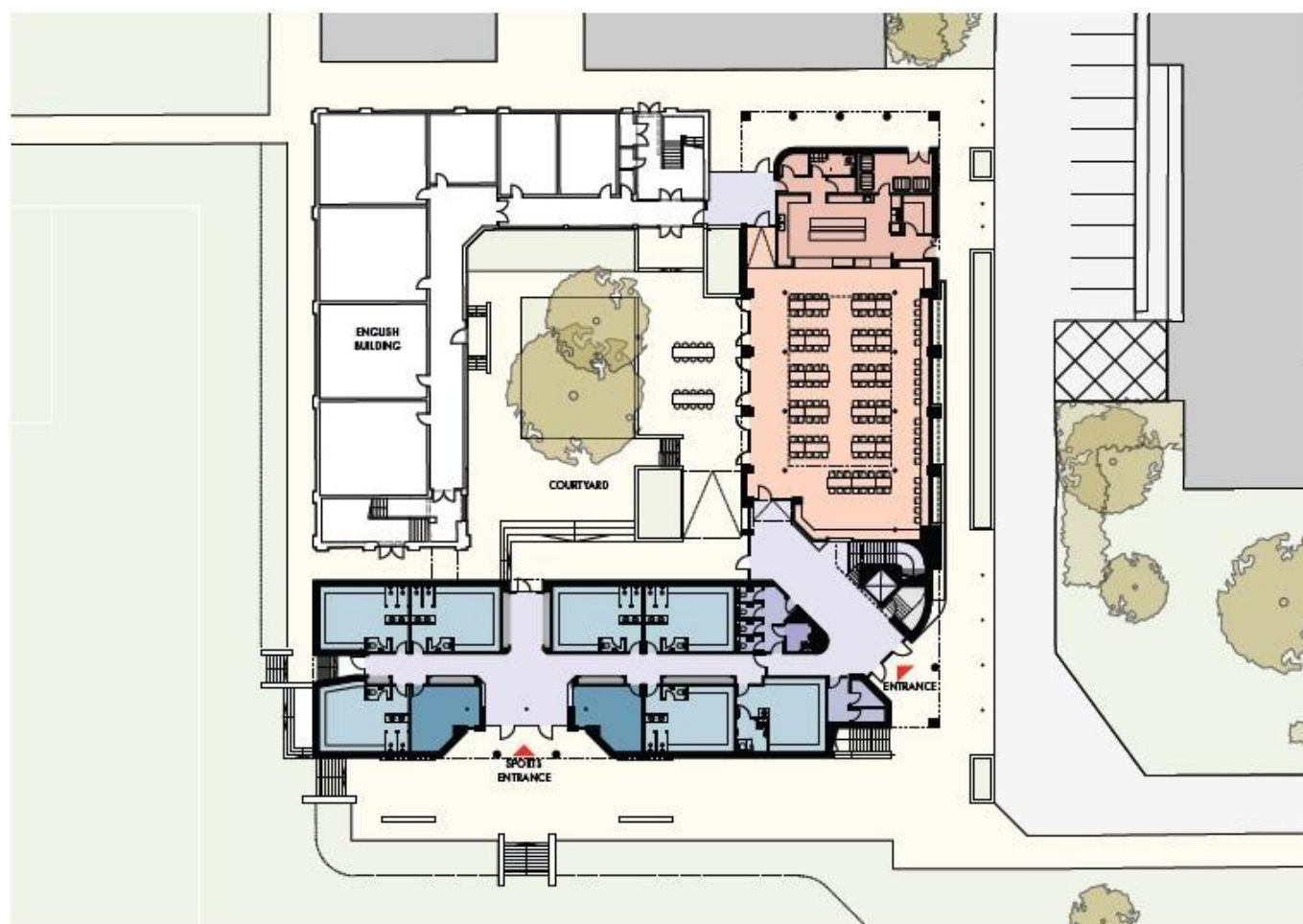
In this instance it is noted that the principle of the demolition of the building has previously been accepted by the Council (application reference 088653/FO/2008/S1), however, consideration is now required to take into account differing national and local planning policies which have been adopted since that decision was made, this is set out in more detail below.

Residential Amenity – The proposed building would replace an existing building and utilises a similar footprint to that proposed to be demolished it would be approximately 150 metres from the closest residential properties on Old Hall lane to the south and approximately 180 metres from the rear of properties to the west which all have school buildings closer than the proposed. Given these relationships it is not considered that the proposals would give rise to unacceptable impacts on residential amenity either by way of overshadowing, loss of light, loss of privacy or noise. Conditions are proposed to deal with fumes and odours from kitchen areas and to

ensure that external plant and equipment is selected and/or acoustic treated to ensure no impacts on residential amenity arises.

Visual Amenity – The proposed building has been designed to reflect the historic buildings on the site which are considered to be non-designated heritage assets constructed in the 1930's. These buildings form the main feature buildings on the site and reflect a Neo-Georgian style using a simple palette of materials, with good architectural detailing. The submitted design and access statement sets out the design process undertaken and the rationale for the proposed buildings siting, scale and form. It is considered to represent a good design response to the needs of the school and those buildings on site of high quality and of some heritage asset. The location and siting of the building set back from Old Hall Lane and the historic line of Nico Ditch reflect that of the existing Pavilion to be demolished as part of this project and alongside its design, detailing and choice of materials is considered to respond positively to the character of the area.

Design – The proposed building has been sited and laid out around a central landscaped courtyard area reflecting the historic pattern of development on the site.

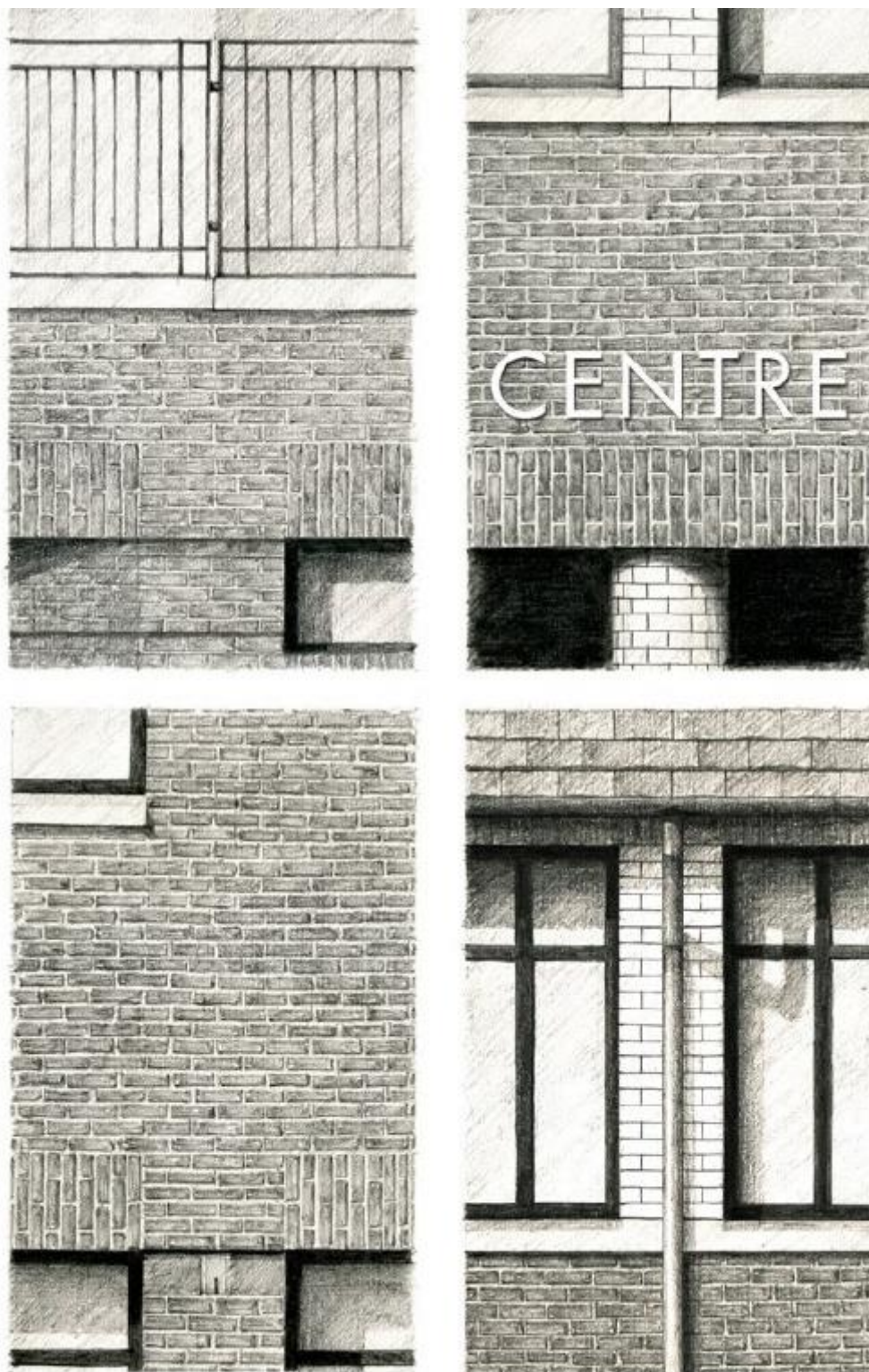


GROUND FLOOR PLAN (PROPOSED)

Changing Room	Dining Hall	Circulation	Store
Medical Room/Sport Staff Room	Kitchen + Deliveries	WC	Bag Storage

Ground floor plan showing Sports entrance addressing the Cricket pitch and main south eastern corner entrance accessed directly from the main drive and central courtyard area

The design of the external elevations has reflected those of the existing 1931 buildings to the immediate east of the application site to utilise similar robust and similar materials such as sand-faced red/brown brick, stone cills and coping, clay plain tile roofing and metal rainwater goods. In addition, brick detailing has been introduced again to reflect the adjacent 1930s buildings to include soldier coursing, recessed brick banding and subtly expressed columns. The 'Pavilion' element on the first-floor southern elevation incorporates both timber and zinc roofing.



Sketch setting out brick detailing to be utilised

The design of the building is considered to be of a high quality reflecting the character and positively contributing to the site and area.

Sustainability – The proposals have been designed to have a fabric first approach to provide high levels of insulation, thermal mass, passive solar and ventilation strategies and air tightness. Renewable energy technologies are to be used through provision of roof mounted PV array and ground source heat pump technology. The proposals are to be all electric and replace gas boilers, the proposals also enable the linked English building to be similarly served as part of the first stage of the schools long term sustainability strategy for the estate. The approach set out in the application submission is considered acceptable and to accord and exceed the current adopted Core Strategy policies.

Loss of the Pavilion building – The application is accompanied by a proportionate Heritage appraisal and statement of need from the school together with an understanding of the restrictions the current building has to deliver expected space and accommodation for the school.

The Pavilion and original school buildings on the site are not statutorily protected buildings but the submitted Heritage appraisal considers the potential heritage interests of the Pavilion within the context of the site and considers whether the Pavilion is a non-designated heritage asset. Historic mapping within the submitted documents demonstrates the site had been undeveloped land and the archaeological potential of the site is considered to be low, this is reflected in the consultation response from GMAAS.

The submitted appraisal indicates that the Pavilion has some local historic interest as a result of it being a purpose built memorial to alumni who died in WWII and which is commemorated within a stone plaque on the ground floor of the building. The architectural quality of the building is considered to be typical of its time, utilitarian in form and does not present a technically innovative design, with the architect of the building unknown unlike the other recognisable architectural practices of buildings on the wider site (Worthington and George Grenfell-Baines). The architectural significance of the Pavilion is concluded within the appraisal as being negligible to low with a contribution to wider group value as being low. The overall conclusion being that the building is of limited, local historic and architectural interest although this is considered just sufficient to recognise it as a non-designated heritage asset.

As such consideration of this is required in the overall assessment required against the NPPF and in particular paragraphs 197 and 203.

In this instance the proposals are considered to be well designed and have demonstrated that they have been conceived and designed to positively contribute to the wider school campus and those buildings that demonstrate a higher order of significance i.e the 1931 main college buildings to the east. As such the proposals are considered to accord with principles set out within paragraph 197 of the NPPF which sets out the need to take account of the desirability of new development making a positive contribution to local character and distinctiveness.

The proposals would involve the demolition of a building which has been identified as a non-designated heritage asset. The significance of the building has been demonstrated as being low and low-negligible in terms of architectural interest although as a part of a WWII memorial it has some local historic interest. The applicant has indicated there are constraints on the operation of the school in terms of the quality of accommodation currently provided by the building and facilities are deficient for the intended use. Paragraph 96 of the NPPF expects local planning authorities to give great weight to the need to create, expand or alter schools through decisions on planning applications.

In this instance it is considered that through the retention of the war memorial as indicated in the application submission and the preparation of a Historic Building Record the harm caused by

the loss of the non-designated heritage asset is outweighed by the benefit derived from the proposals in providing a modern, sustainable building designed specifically to meet 21st requirements of teaching and sports facilities.

Heritage - There are no listed buildings within the MGS site. There is one listed building within a 250m study area of the pavilion – the Grade II listed former Church of St James and within a 500m study area surrounding the site there are 6 listed buildings in total and a Scheduled Monument (Nico Ditch). The site is not within a conservation area and is not within 500m of a conservation area.

Whilst there are long range views across the playing fields towards the 'Toast Rack' Grade II listed building the siting of the proposed building on a similar footprint to the existing Pavilion is not considered that there would be any impact of the proposals on views or the setting of this listed building.

The proposed building is separated from St James' Church by existing school buildings and trees and landscaping and impacts on this designated heritage asset are not considered to arise from the proposals.

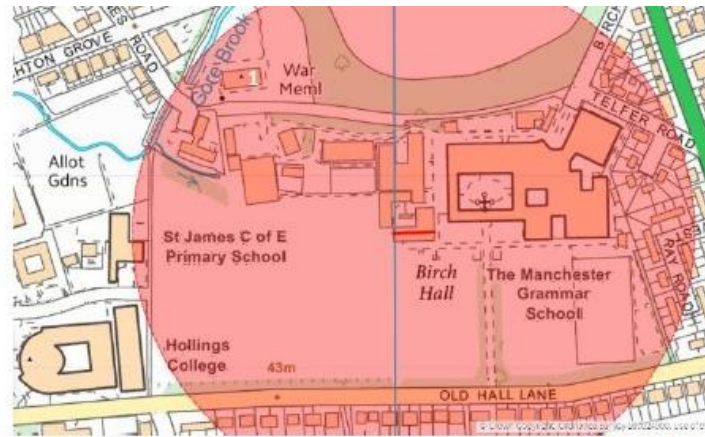


Figure 2: Heritage Designations within a 250m study area of the building.
Listed buildings are identified by blue triangles: No.1= the former church of St James.
Source: Historic England

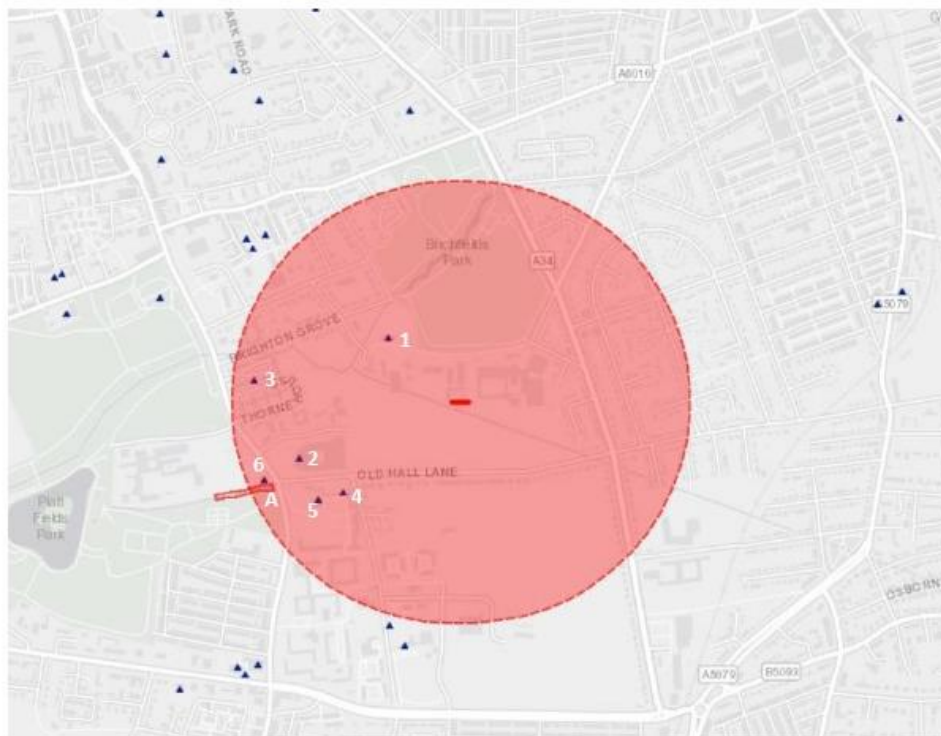


Figure 3: Heritage Designations within a 500m study area of the building. Listed buildings are identified by the blue triangles: No.1 = the former Church of St James, Grade II. No.2 = the Toast Rack, Grade II. No.3 = Appleby Lodge, Grade II. No.4 = Ashburne Hall, Grade II. No.5 = Behrens Hall, Grade II. No.6 = Unitarian Chapel, Grade II. A = the Scheduled Monument of the Nico Ditch (an early medieval boundary).

Relationship of the site to Designated Heritage Assets as set out within the Heritage Appraisal

Landscaping and Ecology – The application proposals incorporate a central landscaped courtyard with indications of space for planting of two trees together with hard and soft landscaping. The full details would be required to be brought forward under any future discharge of associated conditions, it is noted that the ecology surveys identify no notable habitats on site and no trees are proposed to be removed associated with the works. Suitably worded conditions would be attached to any approval to avoid clearance works during bird nesting season.

Accessibility – Level access would be afforded into the building with the first floor served by a lift. The inclusion of connections to the existing English buildings at ground and first floor enables this existing building to be accessed at first floor via the lift within the new building. Provision is made within the proposals for accessible w/c facilities.

Transport – The application proposals are proposed to improve existing provision rather than to expand provision at the school. As such the proposals are not anticipated to give rise to significantly greater impacts on the highways in the vicinity of the site than currently exists.

Waste Management – The proposals incorporate areas for the storage of refuse within a ventilated waste bin store, the details are considered acceptable.

Construction Management – The proposals would give rise to some impacts during the demolition and construction phase, given the distance from residential properties it is not anticipated that these impacts would be so significant but it is recommended that an appropriately worded condition is attached to any approval for the final details to be submitted and agreed.

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

The application has been determined in a positive and proactive manner, in this instance any issues that have arisen during consideration of the application have been discussed with the applicants agent and appropriately worded conditions are proposed.

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:

Proposed Ground floor GA PLAN-LEVEL 00 L1000; Proposed First Floor GA Plan – LEVEL 01 L1001; Proposed Roof floor GA PLAN-LEVEL 02 L1002; Proposed Basement Floor GA Plan-LEVEL B1 L1003; Proposed South Elevation L1500; Proposed North Elevation L1502; Proposed West Elevation L1503; Proposed East Elevation L1501 ; Proposed Section A-A L1504; Proposed Section B-B L1505; Proposed Section C-C L1506; Proposed Section D-D L1507; Proposed Context Elevation L1508; Design and Access Statement 'Pavilion and Sixth Form Centre' including Waste Management Strategy prepared by OMI July 2023; Project 6 Energy Strategy Statement Revision 1 ref 2879-CWC-XX-R-N-0001; Phase 1 Preliminary Risk Assessment LKC 23 1086 March 2023; Phase 2 Geo Environmental Investigation, Risk Assessment and Remediation Strategy LKC 23 1086 June 2023, all as received by the City Council as local planning authority on the 19th July 2023

Ecology Impact Assessment Version 2 ref 9991.002 received by the City Council as local planning authority on the 9th September 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) Prior to the commencement of development on site including any demolition works, a Construction Management Plan shall be 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 plan which shall include:

- The routing of construction traffic;
- Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site;
- Compound locations;
- Identify measures to control dust and mud, including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- Timescales for the completion and scope of a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site;
- Site working hours

Reason - In the interests of residential amenity, highway and pedestrian safety pursuant to policy DM1 and DM2 of the Core Strategy.

4) No demolition or development works shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of historic building recording. The survey is to be undertaken in accordance with a Written Scheme of Investigation (WSI), submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:
 - i – historic building survey to Historic England Level 2/3
 - ii – informed by the above, an archaeological watching brief during any soft-strip or demolition works which have potential to reveal concealed historic fabric that can further enhance the record.
2. A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the significance of the heritage interest represented.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 16, Paragraph 205 - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

5) 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.

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 in each phase 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 DM1 and EN18 of the Core Strategy.

6) Prior to the commencement of above ground development, all materials to be used on all external elevations of the development together with details of brickwork detailing including of soldier coursing, recessed brick banding, mortar types and window reveal depths, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved materials shall then be implemented as part of the development.

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.

7) 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 Core Strategy policy DM1 and saved UDP policy DC26.

8) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policy DM1 of the Core Strategy.

9) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy.

10) Within one month of the commencement of development a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

11) Prior to the installation of any surface water drainage scheme associated with the development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage schemes shall include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Heritage & Urban Design
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit

30 Danes Road, Manchester, M14 5JS
22 Danes Road, Manchester, M14 5JS
62 Danes Road, Manchester, M14 5JS
60 Danes Road, Manchester, M14 5JS
58 Danes Road, Manchester, M14 5JS
56 Danes Road, Manchester, M14 5JS
54 Danes Road, Manchester, M14 5JS
52 Danes Road, Manchester, M14 5JS
50 Danes Road, Manchester, M14 5JS
48 Danes Road, Manchester, M14 5JS
46 Danes Road, Manchester, M14 5JS
44 Danes Road, Manchester, M14 5JS
42 Danes Road, Manchester, M14 5JS
40 Danes Road, Manchester, M14 5JS
38 Danes Road, Manchester, M14 5JS
36 Danes Road, Manchester, M14 5JS
34 Danes Road, Manchester, M14 5JS
32 Danes Road, Manchester, M14 5JS
28 Danes Road, Manchester, M14 5JS
26 Danes Road, Manchester, M14 5JS
24 Danes Road, Manchester, M14 5JS
20 Danes Road, Manchester, M14 5JS
143 Old Hall Lane, Rusholme, Manchester, M14 6HL
20 Westray Road, Manchester, M13 0UF
STANDWALK LIMITED, St James Nursing Home, Danes Road, Manchester, M14 5LB
12 Westray Road, Manchester, M13 0UF
143B Old Hall Lane, Rusholme, Manchester, M14 6HL
197 Old Hall Lane, Rusholme, Manchester, M14 6HJ
161 Old Hall Lane, Rusholme, Manchester, M14 6HJ
157 Old Hall Lane, Rusholme, Manchester, M14 6HJ
153 Old Hall Lane, Rusholme, Manchester, M14 6HJ
145 Old Hall Lane, Rusholme, Manchester, M14 6HJ
141 Old Hall Lane, Rusholme, Manchester, M14 6HL
139 Old Hall Lane, Rusholme, Manchester, M14 6HL
133 Old Hall Lane, Rusholme, Manchester, M14 6HL
147 Old Hall Lane, Rusholme, Manchester, M14 6HJ
137 Old Hall Lane, Rusholme, Manchester, M14 6HL
135 Old Hall Lane, Rusholme, Manchester, M14 6HL
131 Old Hall Lane, Rusholme, Manchester, M14 6HL
159 Old Hall Lane, Rusholme, Manchester, M14 6HJ
155 Old Hall Lane, Rusholme, Manchester, M14 6HJ
151 Old Hall Lane, Rusholme, Manchester, M14 6HJ
149 Old Hall Lane, Rusholme, Manchester, M14 6HJ
28 Westray Road, Manchester, M13 0UF
26 Westray Road, Manchester, M13 0UF

24 Westray Road, Manchester, M13 0UF
22 Westray Road, Manchester, M13 0UF
18 Westray Road, Manchester, M13 0UF
16 Westray Road, Manchester, M13 0UF
14 Westray Road, Manchester, M13 0UF
10 Westray Road, Manchester, M13 0UF
Manchester Grammar School Playing Fields, Birchfields Road, Manchester, M13 0XT

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