

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136964/FO/2023

Date registered valid: 12 May 2023

Proposal: Extension to the planning permission (126744/FO/2020) for the use of 9 No. temporary classrooms, consisting of 1 No. single classroom, 2 No. double classrooms and 1 No. double stacked double classroom for a further period of 3 years.

Address: Loreto College , 146 Chichester Road, Manchester, M15 5PB

Ward(s): Hulme Ward

Applicant: Ms Tracy Livesey Loreto College

Agent (if any): Mrs Melissa Murphy 10architect Ltd

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

Recommendation: Approve

Date of recommendation: 07.07.2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 2 June 2023

Standard consultations:

Printed: 26 May 2023 Expired: 16 June 2023

Neighbour notifications

Printed: 26 May 2023 Expired: 16 June 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site

The application site relates to the existing Loretto further education College campus located within the Hulme ward. The campus contains a number of buildings in use for educational purposes with a range of heights and finishes.

The surrounding area is a mix of residential, commercial and places of worship. The College Campus contains the Grade II Listed Chapel building and the surrounding area also contains a number of Listed Buildings including the Grade II* 2 St Mary's Street to the east of the College campus. To the west of the College is a large area of cleared land within Trafford Council's area which is to be redeveloped for residential purposes.

Description of proposals

The application proposals are for the retention of two no. double temporary classrooms, 1 no. two storey double classrooms and the relocation of one no. single storey temporary classroom within the Campus for a further three years. The current temporary classrooms were approved in 2020 (reference 126744/FO/2020) for a three year period which is soon coming to the end of its time period.

The typical specification for the classrooms are:

- Single classroom: 3000mm high x 10000mm wide x 6000mm deep
- Double classroom: 3000mm high x 15160mm wide x 10000mm deep
- Stacked double classroom: 6000mm high x 15160mm wide x 10000mm deep

The temporary buildings were in situ during the site visit and the condition of the temporary classrooms was considered to be good.

Consultations

Nearby properties were notified of the proposals, no responses were received.

MCC Highway Services -Requested further details of the car parking implications of the loss of car parking spaces as a result of the relocated temporary classroom. The applicant confirmed that there would be a temporary loss of 7 spaces during the siting of the classrooms and in advance of permanent buildings being completed. Highway Services did not raise concerns or objections following this clarification.

Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Core Strategy policies for this application are as follows:

SP1 - Spatial Principles

DM1 - Development Management 1

Saved UDP policy DC19.1 'Listed Buildings' and DC26 'Noise' are considered relevant in this instance.

National Planning Policy Framework (NPPF)

Principle - The College are seeking a total of 9no additional classrooms for a further temporary period of 3 years. Due to Loreto being non-selective, the college is annually oversubscribed and struggling to accommodate the increase in students year on year. They currently have nine temporary classrooms on the site as a result and have submitted a separate Planning Application for a new-build three-storey teaching block for permanent teaching space.

The principle of the location of the two storey block has previously been considered acceptable through the grant of the original temporary permission. Subject to further consideration of the impacts of this further temporary period and the standard of the classrooms the principle of the siting this proposal is acceptable. However further consideration is required of the block to be relocated and impacts in relation to the siting, scale, massing, design, appearance of the classroom blocks.

Siting, Scale and Massing - It is proposed that the temporary classrooms will be sited within the existing Loreto College Campus site, with 4No. classrooms (2No. double) grouped together on a grassed area immediately adjacent to the Ward building and 5No. classrooms being located immediately adjacent to the Sports Hall building. The 1 no. single classroom is to be relocated from adjacent to the north of the St Vincents building to be sited to the north of the sports hall.

The typical specification for the classrooms are:

-Single classroom: 3000mm high x 10000mm wide x 6000mm deep

- Double classroom: 3000mm high x 15160mm wide x 10000mm deep

- Stacked double classroom: 6000mm high x 15160mm wide x 10000mm deep

The scale and massing of the classrooms are considered to be acceptable.

Design and Appearance – The Class rooms are a typical modular class room, and are still in good condition (the applicant has also provided a condition report of the buildings alongside this application). It is considered that given the context of the site the appearance of the temporary buildings is acceptable.

Residential amenity - Taking into consideration the points discussed above it is considered that the proposal would not have a detrimental impact on the residential amenity of the occupiers of the neighbouring properties and thus the proposal is compliant with policies SP1 and DM1. The conditions for temporary consent also requires that the land is re-instated within 6 months from the date of its last use as a classroom. The relocated classroom is located adjacent currently vacant land that is to be redeveloped in the future for residential development. The granting of a temporary permission would allow a further review of this relationship if the classrooms are required beyond the 3 year period applied for and any residential development that comes forward on the adjacent site.

Access/Car Park - Existing pedestrian, vehicular and cycle access are retained, the proposals would involve the loss of 7 no. car parking spaces for a temporary period. On balance whilst this is not ideal, if these facilities are required for a further temporary period and if permanent classroom solutions do not come forward this would offer the opportunity for further review of the car parking implications for the site, if issues have arisen.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The permission hereby granted is for a limited period expiring 3 years from the date of this permission, after which time the use comprising the development shall be discontinued and the land re-instated to its condition prior to the installation of the classrooms within 6 months of the expiration of this consent.

Reason - To enable the local planning authority to review the situation in the interest of residential amenity pursuant to policies SP1, EN3 and DM1 of the Core Strategy for the City of Manchester.

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

LCPL-10A-V1-XX-DR-A-0701 L1 'Temporary Accommodation - Plans and Elevations'

LCPL -10A-V1-XX-DR-A-0003 L1 'Proposed site plan'

As received by the City Council as local planning authority on the 12th May 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services

11 Chichester Road South, Manchester, M15 5PL
9 Chichester Road South, Manchester, M15 5PL
7 Chichester Road South, Manchester, M15 5PL
1 Chichester Road South, Manchester, M15 5PL
10 Chichester Road South, Manchester, M15 5QQ
3 Chichester Road South, Manchester, M15 5PL
2 Chichester Road South, Manchester, M15 5QQ
4 Chichester Road South, Manchester, M15 5QQ
6 Chichester Road South, Manchester, M15 5QQ
12 Chichester Road South, Manchester, M15 5QQ
8 Chichester Road South, Manchester, M15 5QQ
3 St Mary's Street, Hulme, Manchester, M15 5WB
1 St Mary's Street, Hulme, Manchester, M15 5WB
Mawlawi Kurdish Cultural Centre, Parsonage Street, Hulme, Manchester, M15 5WD
Loreto Convent, Chichester Road, Manchester, M15 5PJ
30 Maher Gardens, Manchester, M15 5PW
Flat 9, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 8, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 7, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 6, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 5, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 4, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 3, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 2, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 1, 2 St Mary's Street, Hulme, Manchester, M15 5RA
2 St Mary's Street, Hulme, Manchester, M15 5RA
17 Bold Street, Hulme, Manchester, M15 5QR
9 Bold Street, Hulme, Manchester, M15 5QR
3 Bold Street, Hulme, Manchester, M15 5QR
17C Chichester Road South, Manchester, M15 5PL
17A Chichester Road South, Manchester, M15 5PL
14 Chichester Road South, Manchester, M15 5QQ
5 Chichester Road South, Manchester, M15 5PL
Chichester House, 91 Moss Lane East, Manchester, M15 5GY
15 Bold Street, Hulme, Manchester, M15 5QR
11 Bold Street, Hulme, Manchester, M15 5QR
7 Bold Street, Hulme, Manchester, M15 5QR
5 Bold Street, Hulme, Manchester, M15 5QR
1 Bold Street, Hulme, Manchester, M15 5QR
17B Chichester Road South, Manchester, M15 5PL
16 Chichester Road South, Manchester, M15 5QQ
18 Chichester Road South, Manchester, M15 5QQ
20 Chichester Road South, Manchester, M15 5QQ
22 Chichester Road South, Manchester, M15 5QQ
24 Chichester Road South, Manchester, M15 5QQ
26 Chichester Road South, Manchester, M15 5QQ
28 Chichester Road South, Manchester, M15 5QQ
87 Moss Lane West, Manchester, M15 5PE
15 Chichester Road South, Manchester, M15 5PL
4 Maher Gardens, Stretford, Manchester, M15 5PW

5 Maher Gardens, Stretford, Manchester, M15 5PW
6 Maher Gardens, Stretford, Manchester, M15 5PW
7 Maher Gardens, Stretford, Manchester, M15 5PW
8 Maher Gardens, Stretford, Manchester, M15 5PW
9 Maher Gardens, Stretford, Manchester, M15 5PW
10 Maher Gardens, Stretford, Manchester, M15 5PW
11 Maher Gardens, Stretford, Manchester, M15 5PW
12 Maher Gardens, Stretford, Manchester, M15 5PW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA