

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137149/VO/2023

Date registered valid: 7 June 2023

Proposal: City Council Development for the demolition and reconstruction of entrance atrium

Address: Chapel Street Primary School, Chapel Street, Levenshulme, Manchester, M19 3GH

Ward(s): Levenshulme Ward

Applicant: Mr Aidan Watson, Manchester City Council

Agent (if any): Mr Aidan Watson, Manchester City Council

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

Recommendation: Approve

Date of recommendation: 07.07.2023

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Standard consultations:

Printed: 8 June 2023 Expired: 29 June 2023

Neighbour notifications

Printed: 8 June 2023 Expired: 29 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

The existing original school building is two storey, constructed in red brick with slate roof in 1902 and has been subject of previous extensions to the front and side of the building which has impacted on the overall architectural integrity of the building. The school is set back off Chapel Street with a series of hard standing areas around used as outdoor play space. There is a grassed area to the north and rear of the school buildings used by the school. Vehicle access to the site is from Chapel Street with a number of car parking spaces located to the frontage and western side of the school buildings.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is Chapel Street Primary School located between Barlow Road to the north and Chapel Street to the south. To the west and south of the site are residential areas comprising traditional terrace housing whilst to the east are areas of recreational open space and bowling greens. To the north of the site on Barlow Road are the former Levenshulme Library and Swimming bath buildings and residential properties.

Description of development

Consent is sought for the demolition and reconstruction of entrance atrium. The works would involve the creation of a part single part two storey structure to form a new entrance /atrium space on the site of the existing entrance /atrium arrangement.

The single storey element would be glazed to the frontage, with brickwork with high level windows above to the western and northern elevations. The upper storey element would have a pitched roof, and be comprised of glazing which would effectively encase the existing lift.

It is proposed that the bricks within the existing atrium would be reused as part of the proposed development. Window frames, doors and the glazing bars would be slate grey (RAL 7015). The proposed roof oversails the building at the front to form a canopy to the entrance to the school.

Consultations & Notification Responses

Local residents and local businesses – no comments received.

Design for Security - recommend that the new entrance is built to Secured by Design standards to improve the security afforded to the school entrance.

Cadent – have provided a plan identifying the location of their services in proximity to the site on Chapel Street, and advise that they have no objections to the scheme. However, they request that an informative relating to gas infrastructure is attached to any approval.

Policy Context

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

National Planning Policy Framework (July 2021)

The revised NPPF was adopted in July 2018, re-issued in February 2019, and again July 2021. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). In order to achieve sustainable development, the NPPF states that the planning system has three overarching objectives - economic, social and environmental (paragraph 8).

Section 8 'Promoting healthy and safe communities'

Paragraph 95 specifically relates to the provision for school places and states 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 school through the preparation of plans and decisions on applications; and • Work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted. It is considered that the proposal would improve the existing entrance and atrium space for the existing primary school.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this' (paragraph 126). Planning decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. The NPPF is clear that planning permission should be refused for development of poor design that fails to reflect local policies and government guidance on design, taking into account any local design standards or style guides in plans or supplementary planning documents. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of

changes being made to the permitted scheme (for example through changes to approved details such as the materials used). (paragraph 135).

In this case, the development would involve the replacement of a modern addition to the school, the form of which does not sit comfortably with the design of the main school which was built in 1902. The proposed replacement accommodation would be in the form of a part single storey, part double height structure. The scheme would enable a more sympathetically designed replacement structure to be erected in place of the existing entrance and atrium space at the western end of the school building, which is considered to be acceptable in terms of its form and siting.

Section 16 'Conserving and enhancing the historic environment' states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Whilst the school is not a designated heritage asset it is considered to be a non designated heritage asset, and the design of the proposed structure would be more in character with the main school building, than the entrance and atrium arrangement it would replace.

On this basis, it is considered that chapter 12 would be appropriately responded to. Paragraphs 10, 11, and 12, of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Core Strategy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Appendix C of the Core Strategy has a list of superseded policies and their replacements. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. The following specific policies are considered to be particularly relevant to the proposed development:

Policy EN 1- Design Principles and Strategic Character Areas

Policy EN1 outlines that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. The design of the proposed development is considered to be acceptable in this location and would accord with the aspirations set out in policy EN1 .

Policy EN3 - Heritage

Policy EN 3 advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those in the City Centre. New development must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance,

including scheduled monuments, listed buildings registered parks and gardens, conservation area and archaeological remains.

As advised above the existing school considered to be a non designated heritage asset. It is considered that the design of the proposed structure would be more in character with the main school building, than the entrance and atrium arrangement it would replace. Furthermore, that it would be of appropriate design, which would not detract from the character of the main school building.

Policy DM1 Development Management

Policy DM1 Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- 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. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private. - Flood risk and drainage.
- Existing or proposed hazardous installations.
- Developers will be required to demonstrate that new development incorporates sustainable construction techniques. 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.

Issues

Principle

The proposed development is located on an existing school site and would replace the existing entrance and atrium and is considered to be acceptable.

Design and Appearance

The scheme would involve the creation of a part single part two storey structure to form a new entrance /atrium space .The single storey element would be glazed to the frontage, with brickwork with high level windows above to the western and northern elevations. The upper storey element would have a pitched roof, and be comprised of glazing which would effectively encase the existing lift . It is proposed that the bricks within the existing atrium would be reused as part of the proposed development. Window frames, doors and the glazing bars would be slate grey (RAL 7015). The proposed roof oversails the building at the front to form a canopy to the entrance to the school. The design of the proposal is considered acceptable in this location.

Visual Amenity

It is inevitable that the proposed entrance and atrium arrangement on this site will result in a visual change to the school frontage and also to the Chapel Street streetscene.

The design for the proposed entrance and atrium has been formulated to assimilate appropriately to its surroundings and the host site, and is considered to be in-keeping with the scale of the school.

Residential Amenity

The proposed development would not introduce glazed areas which would have the potential to give rise to overlooking and loss of privacy. The western curtilage of the school comprises a high brick wall which would not be affected by the proposed development.

Secure by Design

Comments received from Secure by Design officers have been noted and are proposed to be attached to any approval as an informative.

Inclusive access

The proposed development would have level access, and the existing lift within the atrium area would be retained.

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. The original submission raised matters in regard to floor layout. This matter has been satisfactorily resolved and the appropriate conditions have been attached.

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 documents and plans :

Site plan ref: CSP-MCC-XX-XX-DR-A-0002 rev.2

Proposed elevations and roof plan ref: MCC-B01-XX-DR-A-0011 rev. 1 received 7th July 2023

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3. The development shall be implemented in accordance with the materials specified on the application form (re-use of the brickwork from the existing atrium, slate grey (RAL 7015) window frames , doors and the glazing bars, polycarbonate roof (Glazing colour opal) .

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 (2012).

Informatives

1. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linsearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

2. The new entrance should be built to Secured by Design standards to improve the security afforded to the school entrance .

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police

Levenshulme Library, Cromwell Grove, Manchester, M19 3QE
66 Ratcliffe Street, Manchester, M19 3QH
64 Ratcliffe Street, Manchester, M19 3QH
62 Ratcliffe Street, Manchester, M19 3QH
54 Ratcliffe Street, Manchester, M19 3QH
52 Ratcliffe Street, Manchester, M19 3QH
40 Ratcliffe Street, Manchester, M19 3QH
32 Ratcliffe Street, Manchester, M19 3QH
28 Ratcliffe Street, Manchester, M19 3QH
20 Ratcliffe Street, Manchester, M19 3QH
16 Ratcliffe Street, Manchester, M19 3QH
78 Cromwell Grove, Manchester, M19 3QE
9 Ratcliffe Street, Manchester, M19 3GF
5 Ratcliffe Street, Manchester, M19 3GF
3 Ratcliffe Street, Manchester, M19 3GF
19 Ratcliffe Street, Manchester, M19 3GF
13 Ratcliffe Street, Manchester, M19 3GF
17 Chapel Street, Levenshulme, Manchester, M19 3GJ
68 Chapel Street, Levenshulme, Manchester, M19 3GH
66 Chapel Street, Levenshulme, Manchester, M19 3GH
60 Chapel Street, Levenshulme, Manchester, M19 3GH
58 Chapel Street, Levenshulme, Manchester, M19 3GH
56 Chapel Street, Levenshulme, Manchester, M19 3GH
54 Chapel Street, Levenshulme, Manchester, M19 3GH
Chapel Street Primary School Infants Nursery Block, Chapel Street, Levenshulme, Manchester, M19 3GL
38 Ratcliffe Street, Manchester, M19 3QH
10 Ratcliffe Street, Manchester, M19 3QH
1 Ratcliffe Street, Manchester, M19 3GF
8 Ratcliffe Street, Manchester, M19 3QH
68 Ratcliffe Street, Manchester, M19 3QH
60 Ratcliffe Street, Manchester, M19 3QH
6 Ratcliffe Street, Manchester, M19 3QH
56 Ratcliffe Street, Manchester, M19 3QH
50 Ratcliffe Street, Manchester, M19 3QH
48 Ratcliffe Street, Manchester, M19 3QH
46 Ratcliffe Street, Manchester, M19 3QH
44 Ratcliffe Street, Manchester, M19 3QH
42 Ratcliffe Street, Manchester, M19 3QH
4 Ratcliffe Street, Manchester, M19 3QH
36 Ratcliffe Street, Manchester, M19 3QH
30 Ratcliffe Street, Manchester, M19 3QH
26 Ratcliffe Street, Manchester, M19 3QH
24 Ratcliffe Street, Manchester, M19 3QH
22 Ratcliffe Street, Manchester, M19 3QH
18 Ratcliffe Street, Manchester, M19 3QH
14 Ratcliffe Street, Manchester, M19 3QH
12 Ratcliffe Street, Manchester, M19 3QH
72 Chapel Street, Levenshulme, Manchester, M19 3GH
70 Chapel Street, Levenshulme, Manchester, M19 3GH

62 Chapel Street, Levenshulme, Manchester, M19 3GH
52 Chapel Street, Levenshulme, Manchester, M19 3GH
50 Chapel Street, Levenshulme, Manchester, M19 3GH
48 Chapel Street, Levenshulme, Manchester, M19 3GH
17 Ratcliffe Street, Manchester, M19 3GF
58 Ratcliffe Street, Manchester, M19 3QH
34 Ratcliffe Street, Manchester, M19 3QH
15 Ratcliffe Street, Manchester, M19 3GF
7 Ratcliffe Street, Manchester, M19 3GF
25 Ratcliffe Street, Manchester, M19 3GF
23 Ratcliffe Street, Manchester, M19 3GF
21 Ratcliffe Street, Manchester, M19 3GF
11 Ratcliffe Street, Manchester, M19 3GF
Ground Floor Flat, 54 Chapel Street, Levenshulme, Manchester, M19 3GH
64 Chapel Street, Levenshulme, Manchester, M19 3GH
Flat Above, 46 Chapel Street, Levenshulme, Manchester, M19 3QA
46 Chapel Street, Levenshulme, Manchester, M19 3GH
Top Flat, 54 Chapel Street, Levenshulme, Manchester, M19 3GH
19 Chapel Street, Levenshulme, Manchester, M19 3GJ

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
Area Team Boundary - Name: NORTH AREA