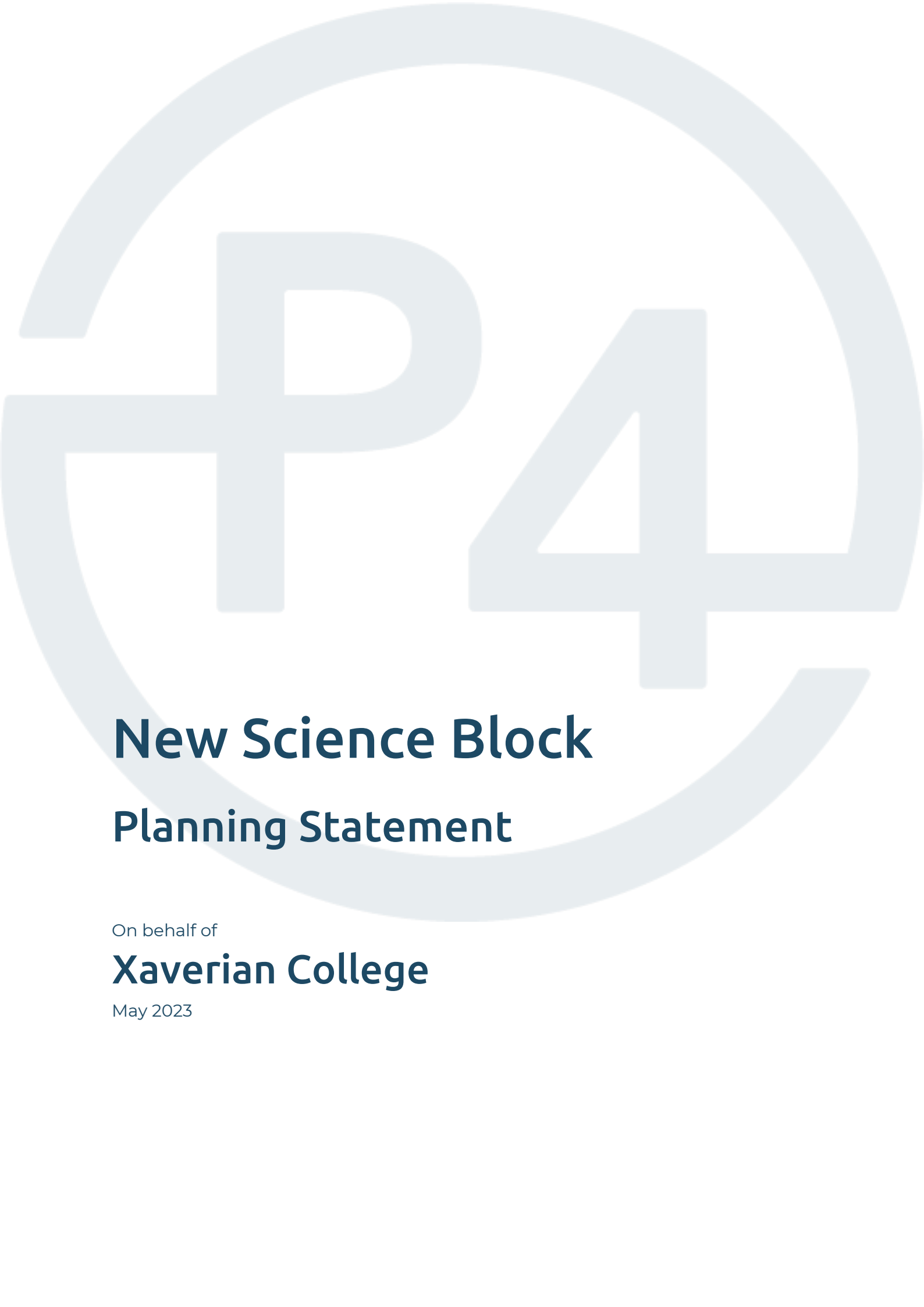




New Science Block

Planning Statement

On behalf of

Xaverian College

May 2023

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Appendices

Appendix 1: Site Location Plan

Appendix 2: Planning History

1. Executive Summary

- 1.1. This Planning and Heritage Statement has been prepared by P4 Planning Limited on behalf of the applicant, Xaverian College, in support of a full planning application and conservation area consent for the demolition of the Sunbury Building and the redevelopment of a new science block.
- 1.2. Xaverian College is an Ofsted 'Outstanding' Catholic college located on Lower Park Road in Rusholme. It is a popular sixth form college which has grown in recent years, and in the current academic year 2022/23 accommodates 2,915 students between the ages 16 and 19 from across Greater Manchester. The school reached operational capacity in September 2022, and is expecting increased demand in the coming years. RCU data, which is based on ONS figures, predicts an upper limit population of 3,120 by 2028/29.
- 1.3. Growth in subject areas has been seen across the entire curriculum offer with the most significant increases being in STEM. Since 2018 the number of students studying a STEM subject has increased by 44%.
- 1.4. The original school, known as the Catholic Collegiate was first established by Dr Turner in 1854, and was taken over by the Xaverian Brothers in 1862. Originally based in a house in All Saints, the growing college required new premises and a house in Victoria Park was purchased in 1905. The school was renamed to Xaverian College in 1907.
- 1.5. The increase in pupil numbers and growth in STEM subjects has put pressure on the existing facilities, in particular the science facilities. The need to continue to provide quality pastoral care for the students has resulted in the college looking at reconfiguring their existing provision to better utilise the available space.
- 1.6. The application site and wider school campus is located within the Victoria Park Conservation Area. This application relates to the Sunbury Building, an 1840's unlisted building within the south-west corner of the campus. The surrounding area is made up predominantly of large residential villas, which have been converted into several different educational institutions or flats.
- 1.7. The Sunbury Building no longer meets the requirements of the school, with many of the rooms being too small to accommodate a class, having a number of accessibility issues, and inappropriate internal environmental conditions.

- 1.8. To address the predicted increase in student numbers and consequent need for more teaching space, this application proposes the demolition of the Sunbury building, and in its place, the construction of a new standalone Science Building. It will deliver 4no. additional science practical labs, 8no. demonstration labs, 3 no. preparation rooms, chemical store rooms, store rooms, bathrooms and circulation space.
- 1.9. The school has engaged with local ward councillors as well as planning and conservation officers at Manchester City Council regarding the proposal. The comments received from the Council have been incorporated into the final scheme.
- 1.10. Overall, this application will enable the school to deliver additional teaching space for science classes to accommodate their growing needs and continue to provide excellent teaching for children within Greater Manchester.

2. Introduction

- 2.1. This Planning and Heritage Statement has been prepared on behalf of Xaverian College by P4 Planning Limited in support of an application for full planning permission and conservation area consent for works at Xaverian College. The application proposes:

‘The demolition of the existing Sunbury Building and the construction of a new three-storey science building, the reconfiguration of the existing car park, and associated landscaping’.

- 2.2. The proposed works comprise the demolition of the four-storey Sunbury Building, and in its place, the construction of a new three-storey dedicated science block.
- 2.3. The applicant, Xaverian College, is a sixth form college offering education to students aged 16 to 19. The college was founded by the Xaverian Brothers in 1862 and is in Rusholme. The Firwood Building is the college’s original building, which has housed the college since 1905 when they relocated from a building on Oxford Road. Over the years, the college has expanded and adapted its campus significantly, with a mix of original buildings and new facilities on site.
- 2.4. This supporting Planning and Heritage Statement has been prepared to assist the council in their determination of the planning application and serves several purposes. It provides full details of the proposal, and a description of the site background and planning history. It gives an overview of the relevant planning policy context applicable to the site and outlines the key planning considerations by way of justification for this proposal. It also provides a heritage assessment to investigate and measure any potential impacts on the designated heritage asset.
- 2.5. The application submission documents and plans have been derived from discussions with council officers and the planning validation checklist and comprise the following:
- Application forms and fee
 - Location plan (ref. 6037_1020 Rev. P02)
 - Existing site plan (ref. 6037_1021 Rev. P02)
 - Existing GA plans (ref. 6037_1025 Rev. P02)
 - Existing GA elevations (ref. 6037_1030 Rev. P02)
 - Proposed site plan (ref. 6037_1220 Rev. P02)
 - Proposed demolition plan (ref. 6037_1022 Rev. P02)
 - Proposed GA plans (ref. 6037_1225 Rev. P02)

- Proposed GA elevations (ref. 6037_1230 Rev. P02)
- Indicative 3D view (ref. 6037_1240 Rev. P01)
- Proposed site sections (ref. 6037_1235 Rev. P02)
- Cover letter
- Design and access statement
- Planning and heritage statement
- Daytime bat survey
- Dusk survey (*to be submitted separately*)
- Drainage strategy report
- Travel plan
- Technical design note
- Crime impact statement
- Noise impact assessment
- Waste storage and collection pro forma
- Outline demolition method statement
- Phase 1 desk study and preliminary geoenvironmental assessment
- Residual design risk register
- Energy strategy report
- Landscape general arrangement

3. Site Surroundings and Planning History

Site and Surroundings

- 3.1. The Xaverian College campus is situated on Lower Park Road in Rusholme, within the Rusholme District Centre, an inner-city area two miles south of Manchester City Centre (see site location plan at **Appendix 1**).
- 3.2. The college comprises of two roughly rectangular parcels of land on adjacent sides of Lower Park Road. The main parcel is roughly 2.3Ha and sits to the west, while the smaller parcel to the east measures at 0.7Ha, combining to a total area of over 3Ha.
- 3.3. The entire Xaverian College campus is located within the Victoria Park Conservation Area, which is characterised by its low-density residential dwellings set with generous plots; abundance of vegetation and landscaping; as well as rich architectural features and detailing. The area benefits from a high number of listed buildings and heritage assets. The school campus is contained within a high brick wall with railings.
- 3.4. The college itself is located to the western boundary of the conservation area. The north and eastern areas of the designation contain residential land uses, both private homes and university accommodation. Similarly, the south of the campus consists of primarily residential uses, with the distinctive circular shaped Park Crescent green space directly south of the college. To the west of the application site is the Curry Mile on Oxford Road, which consists of restaurants and takeaways.
- 3.5. The application site comprises a 2,121m² parcel of land situated within the south-west corner of the Xaverian College campus. The site includes the unlisted 1840's Sunbury Building, car parking (26 no. spaces), and hard standing. At current, the Sunbury Building is utilised for core RE curriculum.
- 3.6. To the immediate north and east of the application site sits the college's Grade II listed Firwood Building. To the south runs Crescent Range, and to the west is the Ryken building and Thurloe Street vehicular entrance, where access to the application site is obtained.

Planning History

- 3.7. The college has been at the Victoria Park campus since 1905, and over the years, the campus has undergone significant growth to meet the changing needs of the college as it seeks to accommodate additional student and modern teaching requirements.
- 3.8. The Sunbury Building to which this application relates to was constructed in the 1840s and was bought by the Xaverian Brothers in 1909. There is no planning history available online that is directly relevant to the Sunbury Building.
- 3.9. The full extent of this history is outlined in **Appendix 2**.

4. The Proposal

- 4.1. This planning application is submitted in full, with conservation area consent for the demolition of the existing Sunbury Building and construction of a new science block.

Ground Floor

- 4.2. The ground floor of the new science block building will house four new demonstration laboratories, a plant room; a staff room; seven bathrooms; a staff bathroom; and a storeroom.
- 4.3. There are two sets of stairs, one at each side of the building. An 8-person elevator is also proposed within the building, providing disabled access to all floors.

First Floor

- 4.4. At first floor level, the application proposes two new science laboratories, with shared preparation and chemical storage rooms; two demo laboratories; one bathroom and one staff bathroom.

Second Floor

- 4.5. At second floor level, the application proposes two new science laboratories, with shared preparation and chemical storage rooms; two demo laboratories; one bathroom and one staff bathroom.

Parking and landscaping

- 4.6. The application proposes the creation of 14 no. total parking spaces, 2 no. of which are accessible bays.
- 4.7. The college encourages staff, students, and other visitors to the site to make use of public transport and active travel opportunities when attending the college. Where such travel options are not appropriate or available, on-site parking is provided. The proposed development will see the majority of parking in this area reserved for visitors to the site, deliveries and drivers requiring an accessible space.
- 4.8. To offset the change in parking to this area, additional spaces will be made available onsite close to the Firwood & Maryland buildings.

Signage

- 4.9. Indicative signage is illustrated on the submitted elevation plans. This is subject to a separate submission.

Pre-application discussions

- 4.10. Prior to submitting the application, the applicant engaged with officers at Manchester City Council regarding the proposal. Draft plans and a summary of the proposal were shared, to which officer feedback was supportive. The scope of submission was also agreed.
- 4.11. The school has also communicated with ward councillors to raise awareness of the proposal prior to submission and provided them with copies of the draft plans.

5. Relevant Planning Policy

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan in this case comprises the Manchester Local Plan (July, 2012), and the saved policies of the Manchester Unitary Development Plan (1995).
- 5.2. The key planning policies and relevant supplementary guidance applicable to the proposals are referred to below, including relevant elements of the National Planning Policy Framework (NPPF).
- 5.3. In relation to heritage assets and the determination of planning applications, the NPPF sets out that the applicant should describe the significance of any heritage asset affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Manchester City Council Core Strategy (2012)

- 5.4. Policy CC9 refers to design and heritage. It states that '*development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments*'. It goes on to explain in 8.53 that the City's Conservation Areas are intrinsic to Manchester's identity and sense of place. Development plans that are not contextually responsive should not be supported by the Council.
- 5.5. The Core Strategy's Policy EN1 outlines the considerations developers are expected to make for the city's heritage assets. It defines eleven character areas in Manchester. The 'Southern Character Area' is one of these, which is characterised by its historic district centres, one of these being Rusholme. Development is required to retain this identity. Additionally, it is stated that '*opportunities for good design to enhance the overall image of the City should be fully realised*'.
- 5.6. Policy EN3 sets out that '*the Council will encourage development that compliments and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods*'.

- 5.7. Policy EN6 requires development of over 1,000sqm to meet the energy and CO₂ emission reduction targets set out within the policy. The planning submission should demonstrate how this is done through an energy statement.
- 5.8. Policy EN8 sets out that *'all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces'*.
- 5.9. Policy EN19 outlines that all developers are required to submit a waste management plan, demonstrating how construction and demolition waste will be minimised and recycled wherever possible.
- 5.10. Policy T2 sets out that car parking standards are a maximum, while cycle and disabled car parking standards are minimums. For higher education, the minimum number of disabled car parking spaces is decided on a case by case basis.

Extant Unitary Development Policies (1995)

- 5.11. Saved Policy DC7a.1 relates to the re-development of large buildings of historic interest. It is said that this *'will only be permitted where there is no loss to the visual character and amenity value of the site, nor to the visual quality and interest of the local area'*.
- 5.12. Policy DC18.1 advises that careful consideration will be given to applications within Conservation Areas. Proposals must look to preserve and enhance the character of an area's assets. This includes:
 - a. 'The relationship of new structures to neighbouring buildings and spaces,*
 - b. The effect of major changes to the appearance of existing buildings,*
 - c. The desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees),*
 - d. The effect of signs and advertisements, and*
 - e. Any further guidance on specific areas which has been approved by the council'.*
- 5.13. The plan goes on to highlight planning considerations for listed buildings. It is noted that this is to aid the protection of the City's built character and heritage. Firstly, it states that planning permission will not be permitted for *'any external or internal alteration or addition to a Listed building where in its opinion, there would be an adverse effect on its architectural or historic character'*. In addition to this, plans should *'seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their*

vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features’.

National Planning Policy Framework (2021)

- 5.14. The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and is a material consideration of significant weight in the determination of this application. At the heart of the NPPF is the presumption in favour of sustainable development.
- 5.15. Paragraph 11 sets out that planning decisions should apply a presumption in favour of sustainable development. For decision making this means approving development proposals that accord with an up-to-date development plan without delay.
- 5.16. Paragraph 38 confirms that *‘local planning authorities should approach decision making on proposed development in a positive and creative way’, working proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area’.*
- 5.17. The NPPF also identifies, at paragraph 95, that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities, stating 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 the choice in education, they should:

- a) give **great weight** to the need to create, expand or alter schools through the preparation of plans and decisions on applications, and*
- b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted’.*

- 5.18. Paragraph 194 sets out national policy for heritage assets. It emphasizes that the local planning authority should require an applicant to *‘describe the significance of any heritage asset affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.*

- 5.19. Paragraph 195 obliges local authorities to *'identify and assess the particular significance of any heritage asset that may be affected by a proposal, taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'*.
- 5.20. In determining planning applications, Paragraph 197 states that local planning authorities should take account of:
- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation;*
 - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability'.*
- 5.21. The desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 199 highlights 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'*.
- 5.22. The scale of impact of proposed developments is considered in Paragraph 202: *'where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefit of the proposal, including, where appropriate, securing its optimum viable use'*.
- 5.23. Paragraph 207 recognises that not all elements in a conservation area may contribute to its significance. It is only when the loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area *'should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area'* as a whole.

National Planning Policy Guidance

- 5.24. The NPPG comprises a number of online planning practice guidance notes. One of particular relevance to this proposal is the 'Healthy and Safe Communities' guidance which was published in July 2019. This supports the delivery of sufficient school places to meet the needs of existing and new communities.
- 5.25. This planning guidance provides recommendations in relation to supporting the delivery of sufficient school places to meet the needs of existing and new communities. It states that local authorities with education accountabilities forecast the need for new school places, taking into account birth rates, the effects of parental choice and estimate additional needs from new housing with reference to pupil numbers from recent developments and other evidence.
- 5.26. Within the guidance, it states that conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets.
- 5.27. Local planning authority plans should *'set out a positive strategy for the conservation and enjoyment of the historic environment. In developing their strategy, plan making bodies should identify specific opportunities within their area for conservation and enhancement of heritage assets, including their setting'*. It further states that *'this could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard to prevailing styles of design and use of materials in a local area'*.
- 5.28. The guidance provides the definition of 'significance' in relation to heritage as *'the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 5.29. Significance is important in decision making because it is necessary to understand the potential impact and acceptability of development proposal which may result in heritage assets being affected by direct physical change in their setting. By ensuring an understanding of significance of the heritage asset and its setting from an early stage, it can help to avoid or minimise harm. This should be done through the analysis of relevant information to get a clear understanding of the affected asset, the heritage interests represented in it and their relative importance. The guidance recommends an early appraisal to help identify constraints and opportunities to assist in identifying alternative

development options, that will both conserve the heritage assets and deliver public benefits in a more sustainable and appropriate way.

- 5.30. The guidance states that applicants are expected to describe the significance of any heritage asset affected, including their contribution made by their setting. In addition, an analysis of the significance of the asset and its setting, and where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than sufficient to understand the potential impact of the proposal on its significance.
- 5.31. In relation to setting, the guidance states that all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. It is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. When considering applications which may affect the setting of a heritage asset, the local planning authority needs to consider the implications of cumulative change.

6. Heritage

- 6.1. This section provides a heritage assessment for the proposed development, as well as background information of the site, its location and history, as well as details of the Victoria Park Conservation Area. It also considers the significance of the relevant heritage assets, with a heritage impact assessment undertaken and analysis provided.
- 6.2. The analysis and assessment of the conservation area has informed the applicant's approach to the development and the sensitive design as to ensure that it is sensitive and responsive to its particular location and setting.

Planning policy and guidance

Victoria Park Conservation Area Appraisal

- 6.3. The NPPF requires local planning authorities to define and record the special characteristics of heritage assets within their area. In addition, Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas.
- 6.4. The Victoria Park Conservation Area was given is designated in 1972. Historically the area was a private estate encompassing numerous large houses on spacious plots. At current relatively few of these 1840s villas remain, as over the years many were demolished or modified. The area continues to consist of predominantly residential land use, alongside a church, a mosque, and Xaverian College.
- 6.5. The appraisal highlights that there will be variations in the quality of each development within the Conservation Area, and that special attention will be paid to the preservation and enhancement of the character or appearance of the area.
- 6.6. It is said in Chapter 15 of the appraisal that the quality of built form in Victoria Park has declined over the years. This is primarily due to development in the form of extensions or redevelopment at greater density. The appraisal anticipates that sympathetically designed new development and the restoration of existing buildings will contribute to the enhancement of the area.
- 6.7. The appraisal understands that changes to the area will take place as pressure for development increases. It is said that where possible, such changes should be harmonious with the Victoria Park character area.

- 6.8. The document highlights the College as being a historical part of the Conservation Area's identity. It states that here, new buildings have been constructed in the grounds of an old house over a long period. However, the appraisal does not draw upon the importance of the Campus Buildings (including The Firwood Building) as being vital to the character of the area. The application site holds very limited significance for the conservation area.

Historic England 'Conservation Principles, Policies and Guidance'

- 6.9. The Historic England document 'Conservation Principles, Policies and Guidance' lists the following aspects in considering significance:
- Who values the place, and why they do so
 - How those values relate to its fabric
 - Their relative importance
 - Whether associated objects contribute to them
 - The contribution made by the setting and context of the place
 - How the place compares with others sharing similar values
- 6.10. The heritage values that contribute to the significance are varied and often interrelated. Historic England suggest that there are four distinct categories of value, which are defined as follows:
- Evidential – derives from the potential of a place to yield evidence about past human activity.
 - Historical – derives from the ways in which past people, events, and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
 - Aesthetic – derives from the way in which people draw sensory and intellectual stimulation from a place.
 - Communal – derives from the means of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values tend to be closely linked with historical and aesthetic values.
- 6.11. Communal values tend to be closely linked with historical and aesthetic values.
- 6.12. There are four main categories of significance that can be measured, as well as a negative category:
- Exceptional – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and Grade II* listed buildings

and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional.

- High – a designated asset important at a national level, including Grade II listed buildings and locally designated conservation areas. The NPPF advises that substantial harm should be exceptional.
- Medium – an undesignated asset important at local to regional level, including buildings on a Local List (non-statutory) or those that make a positive contribution to a conservation area. May also include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- Low – structure or features of very limited heritage value and not defined as a heritage asset. Includes buildings that do not contribute positively to a conservation area and also later additional to listed buildings of much less value.
- Negative – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered taking account of setting and opportunities for enhancement.
- No Interest – The element is historically unimportant but does not have a negative visual impact on the surrounding buildings.

Significance of Heritage Assets

- 6.13. Assessing significance is a key principle for managing change to heritage assets and is set out within the NPPF. The NPPF states at Paragraph 193 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. The more important the asset, the greater the weight should be, irrespective of whether the potential harm amounts to substantial or less than substantial harm to its significance.
- 6.14. Any harm to, or loss of, the significance of a designated heritage asset requires a clear and convincing justification in accordance with Paragraph 200 of the NPPF.
- 6.15. The whole school site is located within the Victoria Park Conservation Area which was designated in 1972 by Manchester City Council.
- 6.16. The conservation area lies three kilometres to the south of the city centre and covers a large area of what was an independent township, Rusholme, a 70 acre private estate of villas. The estate was intended for wealthy merchants, with business in Manchester and were able to commute into the city.

- 6.17. The construction of the private estate began in the early 1830s, with the first houses being occupied by 1837. The area became a popular location for the professional classes to live towards the end of the 19th century, with a number of notable residents including Charles Halle (founder of the Halle Orchestra) and the Pankhurst family residing here.
- 6.18. A Conservation Area Appraisal has been undertaken by Manchester City Council and provides a character assessment as well as detailing the special character of the conservation area.

Heritage Values and Impact Assessment

- 6.19. The NPPF requires that planning applications affecting heritage assets should be accompanied by a reasoned justification. This should provide the local planning authority with full information to enable an assessment to be made of the likely impact of the proposals on the significance of the heritage asset and its setting. The level of detail should be no more than is sufficient to understand the potential impact on the significance.
- 6.20. Following the Historic England methodology for understanding heritage values and preparing statements of significance the following values can be attributed the heritage assets; archaeological interest, architectural and artistic interest and historic interest. These values recently replaced evidential, historical, aesthetic and communal values. Below we have assessed the Victoria Park Conservation Area.
- 6.21. As a designated heritage asset, the Victoria Park Conservation Area has a 'high level' of significance in accordance with the NPPF and Historic England Conservation Area guidance.
- 6.22. The existing function of the Conservation Area is as a former parkland with residential villas. The conservation area has changed significantly from its original inception and has been further developed over time, with the subdivision of the villas, intensification of a variety of uses including educational premises.
- 6.23. The key views into and out of the conservation area are identified as the large villas set within spacious plots, with wide, gently undulating curved roads, with the majority of boundary treatments consisting of brick walls, with large gates and gate pillars.
- 6.24. The footprint and volume of the proposed Science Building is largely similar to that of the existing Sunbury Building. The built form is set back a similar distance from the boundary wall as existing. The proposed building is 2.2m taller than that

of the existing Sunbury Building, which is not a significant change. The key views into and out of the conservation are not impacted by the proposal, and as such, there is a neutral impact on the designated heritage asset, resulting in less than substantial harm.

- 6.25. In accordance with NPPF paragraph 202 *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'*.
- 6.26. The key public benefit of the scheme is that it will address a clear and identified need for additional classroom space and capacity at the school to which 'great weight' should be awarded in accordance with the NPPF.
- 6.27. The proposed development will have a neutral effect on the significance of the designated heritage asset and should therefore be considered acceptable when assessed against national and local policy. The proposed works will not have any impact on the significance of the designated heritage asset, or the ability to appreciate it.

7. Key Planning Consideration

7.1. The key planning considerations arising from the proposed development relate to:

- The need for the development
- Compliance with relevant policy and the NPPF
- The impact of the proposal on the designated heritage asset
- Key benefits

The need for the development

- 7.2. The college has increased in size since it became centrally funded. It currently hosts 2,885 students, with intake from 140 secondary schools across Greater Manchester. In September 2022, the college reached operational capacity. RCU data, which is based on ONS figures, predicts a steady increase in numbers over the coming years, with an upper limit population of 3,605 by the 2030/31 academic year. With this predicted influx in student numbers there is an increased pressure on existing infrastructure, including the demand for more general teaching classroom space.
- 7.3. There has been extensive optioneering to investigate how this increased demand in student places will be accommodated for. The applicant undertook an analysis of all existing buildings and land within the school's ownership, which found the Sunbury building to be the only remaining part of the campus that is available for development.
- 7.4. The existing Sunbury building isn't suitable for educational purposes, with many of the rooms being too small. The facilities are restricting to class sizes and inaccessible for wheelchair uses. There are a number of accessibility issues and inappropriate internal environmental conditions. The college is also in specific need for science classrooms, which this proposal intends to meet.
- 7.5. Xaverian is an academy run school and thereby funded by central government. With increasing student numbers and rising operational costs, they are required to seek additional funding to make the required changes to their facilities. Previous requests to the Condition Improvement Fund have been unsuccessful and the school are therefore self-funding the proposal. The need to create, expand or alter schools should be given great weight in accordance with Paragraph 95(a) of the NPPF.

Compliance with relevant policy and the NPPF

- 7.6. The proposal is supported by national and local planning policy and the need to create, expand and alter schools is supported by paragraph 95 of the NPPF and should be afforded '*great weight*'.

The impact of the proposal on the designated heritage asset

- 7.7. The Sunbury Building sits within the Victoria Park Conservation Area. The conservation area is made up of a number of fine individual residences, built during the Victorian times to accommodate merchants working in Manchester. The majority of these villas have now been converted or are in alternative uses.
- 7.8. The conservation area have changed significantly since it was designated and the conservation appraisal does not make note of the Sunbury Building. The college campus as a whole is largely screened from the wider conservation area through a brick boundary wall, a key feature within the conservation area as a whole, with trees and landscaping along Lower Park Road.
- 7.9. The footprint and volume of the proposed Science Building is largely similar to that of the existing Sunbury Building. The built form is set back a similar distance from the boundary wall as existing. The key views into and out of the conservation are not impacted by the proposal.
- 7.10. The proposed development will have a neutral effect on the significance of the designated heritage asset and should therefore be considered acceptable when assessed against national and local policy. The proposed works will not have any impact on the significance of the designated heritage asset, or the ability to appreciate it.

Key benefits

- 7.11. The primary benefit of the proposed development is the introduction of flexible spaces and facilities including 12 no. new classrooms to accommodate existing students and timetables.
- 7.12. To enable uninterrupted teaching during the construction period, a separate application has been submitted for the erection of temporary classrooms within the adjacent St Edward's Building car park.
- 7.13. Once erected, the Sunbury Building's existing Religious Education teaching and college operations will be moved into the temporary units. This will allow for the

demolition of the Sunbury Building and, in its place, the construction of the new Science Building.

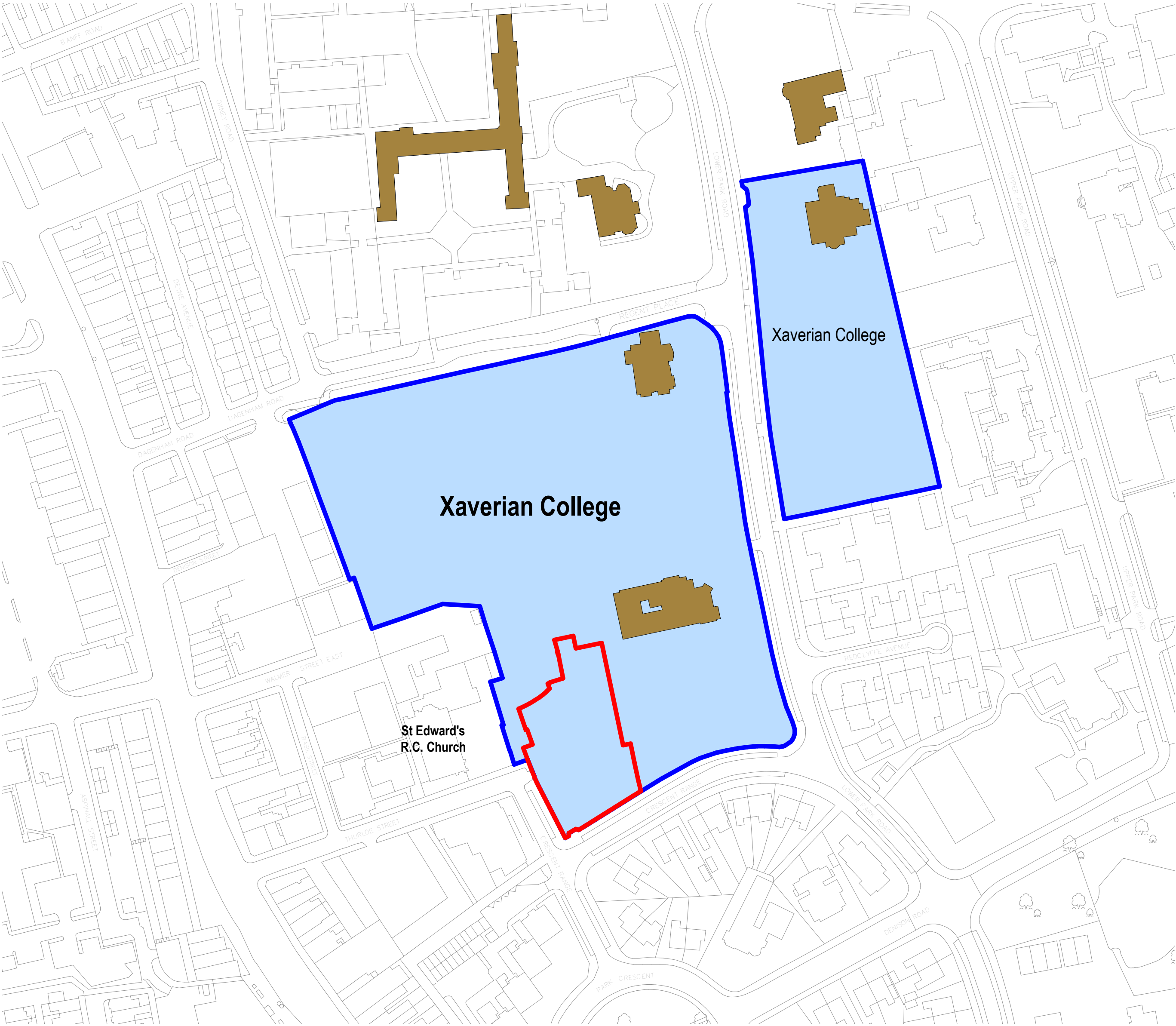
- 7.14. Once built, the existing science department will be moved from the Xavier Building into the new Science Building. The Religious Education teaching and college operations will then be relocated from the temporary classrooms into the newly available space in the Xavier Building. The temporary units will therefore be made empty and can be dismantled.
- 7.15. Overall, the proposed development will introduce enhancements which are critical to Xaverian College in terms of improving teaching capability and student experience.
- 7.16. As set out in NPPF Paragraph 95, it is important that Local Planning Authorities should take a positive and collaborative approach to ensuring sufficient choice in school places and that they should give great weight to the need to create, expand or alter schools.

8. Conclusion

- 8.1. The application seeks planning permission for the demolition of the existing Sunbury Building, and in its replacement, the formation of a new three-storey science building. The development is critical to meeting the current and future needs of the college and will have a significant positive impact on the delivery of the college curriculum.
- 8.2. The college has reached operational capacity and is predicted to experiencing continued levels of interest in coming years. The existing Sunbury building is not suitable for educational purposes, and as such, has been identified within the optioneering process for development to mitigate this demand for student places.
- 8.3. As set out in the NPPF, the improvement of education space should be given great weight in determining planning applications and so accords with the statutory development plan.
- 8.4. For the reasons set out above, the proposed development is in accordance with national and local policy and accords with Section 38(6) of the Planning and Compulsory Purchase Act and should therefore be permitted unless material considerations indicate otherwise. Paragraph 11 of the NPPF sets out that development proposals which accord with an up-to-date development plan should be approved without delay.

Appendices

Appendix 1: Site Location Plan



Site Location Plan
1 : 1250

Notes
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
This drawing remains the copyright of POZZONI Architecture Ltd.

Scale Bars		TO BE USED ONLY AS GUIDANCE			
1:100	mm	0	1000	3000	5000
1:200	mm	0	5000	8000	
1:500	M	0	5	15	25
1:1250	M	0	10	30	50 70

Site Location Plan Legend:

-  Red line site boundary (approx. 2121m²)
-  Extent of the land owned by the applicant (Xaverian College Campus) (approx. 29,655m²) inclusive of red line boundary
-  Listed Buildings

P02	Planning Submission Issue	LY	12.05.23
P01	Draft planning issue	LY	28.04.23
Rev	Description	By	Date

Client: Xaverian College

Job: Xaverian College - Science Building

Drawing: Site Location Plan

6037_1020 Rev P02

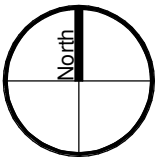
6037- POZ- XX- 00- D- A-1020

Date	18/04/2023	Scale	1 : 1250	@ A2
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Project Status	3D CoOrd	2D CoOrd	CP	Approved	LY
	Planning	Tender	Construction		

Design	Contract	As Built
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Appendix 2: Planning History

Reference	Date	Description	Decision	Building
Ward Hall				
F14783/LB	01/04/81	LISTED BUILDING CONSENT Demolition of buildings at rear of Ward Hall.	Refused	Ward Hall
074360/LO/2004/N2	05/04/05	LISTED BUILDING CONSENT External alterations involving installation of new entrance works and internal alterations for disabled access	Approved	Ward Hall
099894/CC/2012/S1	28/08/12	CONSERVATION AREA CONSENT for partial demolition of boundary wall adjacent to Ward Hall car park together with the widening of the vehicular entrance	Approved	Ward Hall
102300/LO/2013/S1	24/06/13	LISTED BUILDING CONSENT for the repair, alteration, refurbishment and extension of Ward Hall and conversion of a range of three associated outbuildings for educational purposes (use class D1), following the selective demolition of two existing extensions and the remains of an outbuilding	Approved	Ward Hall
105748/LO/2014/S1	25/09/14	Listed Building Consent for erection of three-storey extension to existing annexe (under construction) to form additional educational facility (Class D1), and associated hard landscaping and reconfiguration of car parking area following removal of temporary classrooms	Approved	Ward Hall
Marylands				
055854/FO/CENTL1/99	30/03/99	Refurbishment of existing building, minor demolition of later additions and new extension to form new nursery with fencing.	Approved	Marylands
106925/LO/2014/S1	29/05/15	Listed Building Consent for erection of single storey monopitch extension to form new, open plan, dining area, internal and external alterations to existing ancillary building to the Maryland's villa currently serving as a nursery to accommodate new kitchen, servery and toilets together with demolition of internal partition walls	Approved	Marylands
Ryken				
061265/LO/NORTH2/01	03/05/01	LISTED BUILDING CONSENT Erection of a part two/part three storey building to form an independent learning centre	Not Development	Ryken
Mayfield				
071710/FO/2004/N2	05/08/04	Erection of a three-storey building for educational purposes with parking for 21 cars following demolition of existing workshop	Approved	Mayfield
071711/CC/2004/N2	05/08/04	CONSERVATION AREA CONSENT for the demolition of workshop building at boundary next to the industrial estate to enable the erection of a 3-storey building for educational purposes	Approved	Mayfield
Redclyffe				
096375/FO/2011/S1	22/07/11	Erection of two storey extension to the Redclyffe Building to form additional educational facilities	Approved	Redclyffe

098938/CC/2012/S1	03/07/12	Conservation Area Consent for the demolition of existing boundary wall to facilitate amended landscaping works	Approved	Redclyffe
Other				
045776/FO/CENTL2/94	21/07/94	Extension to the laboratory building to form an enclosed fire escape	Approved	n/a
061999/LO/NORTH2/01	06/03/02	LISTED BUILDING CONSENT Internal refurbishment of sanitary accommodation and associated areas plus installation of platform lift to storeroom	Approved	n/a
074352/LO/2004/N2	10/05/05	LISTED BUILDING CONSENT for internal and external works to provide disabled access	Approved	n/a
095386/FO/2011/S1	29/03/11	Erection of single storey building adjacent to main entrance, elevational alterations to maintenance office and dining hall and replacement of existing main entrance gateposts and boundary wall following demolition of existing walls, gateposts and existing building adjacent to the main entrance	Approved	Maintenance Office + Firwood Building
095403/CC/2011/S1	29/03/11	CONSERVATION AREA CONSENT for the demolition of single storey building adjacent to the main entrance together with demolition of boundary wall and gate posts adjacent to the main entrance	Approved	Maintenance Office+ Firwood Building
123274/FO/2019	09/09/19	Erection of a 2-storey teaching block and re-arrangement of the associated car park	Approved	New Teaching Block
061140/LO/NORTH2/01	23/03/01	LISTED BUILDING CONSENT Demolition of single storey lobby, and erection of a single storey extension to form student services, and erection of wings to refectory.	Approved	n/a

