



MAY 2023

Planning Statement

Sandilands Community Primary School, Wendover Road, Manchester, M23 9JX

Iceni Projects Limited on behalf of
Tilbury Douglas Construction Ltd
on behalf of the Department for
Education
May 2023

ICENI PROJECTS LIMITED
ON BEHALF OF TILBURY
DOUGLAS CONSTRUCTION
LTD ON BEHALF OF THE
DEPARTMENT FOR
EDUCATION

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Planning Statement
SANDILANDS COMMUNITY PRIMARY SCHOOL,
WENDOVER ROAD, MANCHESTER, M23 9JX

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1. INTRODUCTION

1.1 This Planning Statement has been prepared by Iceni Projects Limited ('Iceni') on behalf of Tilbury Douglas Construction Ltd on behalf of the Department for Education ('the Applicant'/'The DfE') in support of a planning application for the redevelopment of Sandilands Community Primary School ('the site').

1.2 This application is submitted in full. The proposed description of development is as follows:

Demolition of existing buildings and erection of a two storey educational building (Class F1(a)) containing roof top Photovoltaic (PV) Panels, erection of a separate canopy structure covered by PV Panels, provision of hard and soft landscaping, reconfiguration of car park, provision of new cycle parking and revised pedestrian access.

1.3 The purpose of this Planning Statement is to provide Manchester City Council with an overall summary of the existing site and surroundings; the relevant planning history for the site and to provide justification for the Proposed Development in the context of the Council's Development Plan and national planning policies. Furthermore, this Planning Statement demonstrates that the scheme detailed in this planning application offers several unique benefits including:

- Modern, high-quality facilities and learning environment for current and future generations of school children within Manchester.
- A highly efficient building, which produces zero emissions and reduces energy costs.
- A Net Gain in Biodiversity.
- Increased cycle parking for both staff and pupils, to reduce private vehicle usage and encourage healthy travel habits by the next generation.
- Creation of a building able to be used by the local community out of hours, improving access to local community facilities.

1.4 The scheme is fully aligned with the Economic, Social and Environmental pillars of the NPPF.

Submission Documents

- 1.5 In addition to this Planning Statement and Application Form prepared by Icení Projects as part of the planning application, the following documents and drawings have been prepared and submitted in support of this planning application:

Document title	Author
Arboricultural Impact Assessment	E3P
Archaeological Desk-based Assessment	Fenix Heritage
Biodiversity Net Gain Assessment	E3P
Biodiversity Net Gain metric	E3P
Crime Impact Statement (to follow at a later date)	GMP
Design and Access Statement	Ellis Williams Architects
Energy Strategy	Tace
External Lighting Report	Tace
Flood Risk Assessment Including Surface and Foul Water Drainage Strategies (to follow at a later date)	AJP
Indicative construction and demolition management plan	Tilbury Douglas Construction
Noise Assessment	AEC
Part L2 Compliance Report	Tace
Preliminary Ecological Appraisal	E3P
Phase 1 Geo-environmental Assessment	First Horizon
Phase 2 Geo-environmental Assessment	First Horizon
Statement of Community Involvement	Icení Projects
Updated Phase 2 Geo-environmental Assessment (building on the original findings)	GRM
Stage 01 Preliminary UXO Risk Assessment	First Horizon
Transport Statement	Mode Transport Planning
Travel Plan	Mode Transport Planning
Plan Name	Plan number and Rev.
Site Location Plan	SRP1034- EWA- ZZ- ZZ- D- A- 9001. Rev P2
Existing Site Plan	SRP1034- EWA- ZZ- ZZ- D- A- 9000. Rev P4
Level 00 GA	SRP1034- EWA- ZZ- 00- D- A- 0400. Rev P3
Level 01 GA	SRP1034- EWA- ZZ- 01- D- A- 0401. Rev P3
Level 02 roof GA	SRP1034- EWA- ZZ- RF- D- A- 0402. Rev P4
Landscape Plan	SRP1034- EWA- ZZ- ZZ- DR- L- 9003. Rev P9

Document title	Author
Access Strategy Plan 01	SRP1034- EWA- ZZ- ZZ- D- A- 0421. Rev P2
Access Strategy Plan 02	SRP1034- EWA- ZZ- ZZ- D- A- 0422. Rev P2
Cleaning & Maintenance	SRP1034- EWA- ZZ- ZZ- D- A- 0425. Rev P3
Proposed Elevations	SRP1034- EWA- ZZ- ZZ- D- A- 0500. Rev P2
Demolition Site Plan	SRP1034- EWA- ZZ- ZZ- D- A- 9002. Rev P2
External CGI 01	SRP1034- EWA- ZZ- ZZ- I- A- 0020. Rev P2
External CGI 02	SRP1034- EWA- ZZ- ZZ- I- A- 0021. Rev P2
External CGI 03	SRP1034- EWA- ZZ- ZZ- I- A- 0022. Rev P2
External CGI 04	SRP1034- EWA- ZZ- ZZ- I- A- 0023. Rev P2
External Lighting Layout	SRP1034-TAC-ZZ-XX-D-E-9006. Rev P02

2. APPLICATION SITE AND BACKGROUND

Site Description

- 2.1 The Site is located on Wendover Road and is circa 3.2ha in size. It occupies an irregular, but approximate rectangular land parcel. The Site is in active use as a primary school comprising open space in the form of a small area of woodland, a playing field, areas of hardstanding utilised for 'hard play' and two areas laid out as general landscaping. There are two areas laid to hardstanding used for car parking. The built form on the Site comprises a collection of blocks which range between one and two storeys in height. Towards the south-east corner of the Site there is a Caretaker's Residence, with two separate utility buildings and to the north of this a Surestart Nursery. The site is bordered with a mix of young and mature trees with hedging present to the boundary. Both the Caretakers Residence and Surestart nursery are unaffected by the proposals.
- 2.2 Visitor and Disabled parking is situated in close proximity to the main reception of the site. There is an existing staff car park which is accessed via the south site entrance which will be retained in the proposed arrangement. Pedestrian entrances are both from Wendover Road, one which enters the site in the centre as the main visitor entrance and second entrance to the south-west corner of the site for Parents/Students pick-up and drop-off.
- 2.3 The site is not allocated or designated for any particular purpose within the Manchester Core Strategy document (2012), according to the associated Interactive Proposals Map.

Figure 1 – extract of the Local Plan Interactive Policies Map



Source: LPA Local Plan (adopted in 2012)

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- 2.4 The site is not located within a Conservation Area and there are no heritage assets located within or immediately adjacent to the site.
- 2.5 There are no statutory or non-statutory designated sites of nature conservation interest within or adjacent to the application site. No trees on or within the surrounding area of the site are covered by Tree Preservation Orders.
- 2.6 The site is located within Flood Zone 1.
- 2.7 There are no Public Rights of Way running through the site.

Site Context

- 2.8 To the north of the site is an area of publicly accessible woodland. To the east and west are residential properties lying along Yattendon Avenue and New Forest Road. To the south is Wendover Road, which includes residential dwellings located on both sides.

Figure 2 – Aerial view of the site



Source: Google Maps, 2023

- 2.9 The site is located in a primarily residential area however many local services and facilities can be reached by foot in less than 15 minutes, including places of worship, a post office, convenience stores, medical practices and supermarkets. There is a bus stop located directly outside of the site, on Wendover Road. The site is also approximately a 15 minute walk from Wythenshawe Park and Moor Road Tram stops which provide access to Manchester City Centre and Manchester Airport.
- 2.10 The Site is therefore in a highly sustainable location, with a high amount of community infrastructure, pedestrian and cycle infrastructure and public transport connectivity.

Planning History

- 2.11 The site has been subject to various planning applications which are summarised in Table 2.1 below.

Table 2.1 Summary of relevant applications

Application ref.	Description	Status
104516/VO/2013/S2	City Council Development for the erection of single storey double classroom unit following removal of existing prefabricated double classroom unit.	Approved February 2014
083290/FO/2007/S2	Erection of a single storey extension to form a new entrance and staff accommodation with new landscaped courtyard and new tarmac car park with associated landscaping	Approved May 2007
075987/VO/2005/S2	Proposed new build Surestart nursery unit including external soft and hard play areas and parking following demolition of existing building	Approved August 2005
070417/FO/2003/S2	Erection of single storey extension to nursery to form additional accommodation	Approved February 2004

Pre-Application Discussions and Public Consultation

- 2.12 In advance of submitting the planning application, the applicant has engaged in formal pre-application discussions with the Council, with feedback being received from Planning Officers on the

principle of development, proposed landscaping and design. The proposals have evolved in response to the feedback received, as outlined in the Design and Access Statement and this Planning Statement.

2.13 This planning application is accompanied by a Statement of Community Involvement which sets out the steps that have been taken to ensure that interested parties are familiar with proposals and have had the opportunity to ask questions and provide feedback. In this regard, the following engagement activities have been undertaken:

- Engagement with Ward Members via a letter;
- A community flyer distributed to parents/carers of pupils of Sandilands Primary School, and neighbouring properties, containing a dedicated consultation email, telephone number and postal address; and
- A consultation event, held on the 10th May 2023.

Environmental Impact Assessment Screening

2.14 Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('the 2017 Regulations') developments of certain types and scale may trigger the need for an Environmental Impact Assessment (EIA) to be completed by an applicant in support of their planning application.

2.15 An EIA must identify, describe and assess in an appropriate manner, in light of each individual case, the direct and indirect significant effects of the proposed development on the following factors:

- Population and human health.
- Biodiversity.
- Land, soil, water, air, and climate.
- Material assets, cultural heritage, and the landscape.
- The interaction between all the above listed factors.

2.16 Schedule's 1 and 2 of the 2017 Regulations provide guidance on the types and scales of development which either definitively or potentially trigger the need for an EIA. Those developments that meet the criteria listed within Schedule 2 require EIA Screening – a process of assessing whether the proposed development is likely to have significant impacts on the environment and therefore require an EIA to be completed.

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- 2.17 according to Schedule 2 of the EIA Regulations, the Proposed Development does exceed the screening thresholds. The total area within the red line boundary is 3.2ha of urban development which is classed as non-dwellinghouse development, meaning that it exceeds the relevant screening thresholds outlined in Schedule 2. As a result, a request for a Screening Opinion was submitted to Manchester City Council in April 2023, a copy of which is available in Appendix 1.
- 2.18 A response to the screening request was issued by MCC in May 2023 which concluded that whilst this development would have some impact on the surrounding area, it has been judged that these would not be significant to warrant a formal Environmental Impact Assessment. The proposed development is of a scale similar to the existing use and development of the site and types of impact would not be markedly different in nature from the existing situation. A copy of the screening response is available at Appendix 2.

3. PROPOSED DEVELOPMENT

3.1 This planning application seeks detailed planning permission for the following:

Demolition of existing buildings and erection of a two storey educational building (Class F1(a)) containing roof top Photovoltaic Panels, erection of a separate canopy structure covered by PV Panels, provision of hard and soft landscaping, reconfiguration of car park, provision of new cycle parking and revised pedestrian access.

3.2 The key components of the development proposal can be summarised as follows:

- Demolition of existing educational buildings.
- Construction of new two storey primary school providing 20No. general teaching classrooms, a hall/dining hall, kitchen, a studio, SEN and Learning Resource spaces, and staff & ancillary Spaces. In total, the building comprises of 2,631.48 sq.m;
 - Level 00 – 1524.24 sqm
 - Level 01 – 1107.24sqm
- Reconfigured car park, providing space for 36 cars, including two disabled parking bays and five Electric Vehicle charging bays.
- Reconfigured delivery and service access area.
- The existing gated pedestrian access adjacent to the western site boundary will remain and provide a traffic-free route towards the western side of the new school building. The two existing pedestrian accesses to the east of the car park will be removed, and replaced with a single gated pedestrian access, providing a traffic-free, tree-lined route directly to the new main entrance to the new school building from Wendover Road.
- Creation of a sensory garden area connecting to the infant classrooms on the ground floor.
- Creation of an outdoor canopy structure made from photovoltaic canopies.
- Retention of existing hard PE area which provides four courts.
- Creation of soft, social informal landscaped areas, involving the removal of one individual 'category B' tree and ten individual 'category C' trees.

- Figure 3— Plan of the site showing the distances of the existing and proposed school building from the boundary**



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- 3.5 The building will provide 20 general teaching classrooms, a dining hall/hall, a studio, learning spaces to support Special Educational Needs (SEN) and staff and ancillary spaces. The hall and studio will provide versatile flexible spaces to be used for a variety of uses including dining, events, performances and sport.
- 3.6 The proposed building will be of a sustainable design and construction, to allow it to be zero carbon in operation. The building fabric will seek to reduce heating costs but also provide for passive cooling. Photovoltaic (PV) Panels are proposed across the building's roof as well as on the proposed covered seating area/canopy. The inclusion of these PV Panels will reduce the operational running costs for the school by generating electricity on-site.

Access and Parking

- 3.7 The existing car park is to be retained and 36 parking bays provided, behind an access controlled gate. However, the layout will be slightly reconfigured so that all spaces are provided off a single central aisle.
- 3.8 In terms of cycle parking, the proposed development includes a new cycle shelter for staff members (10no. bicycles) located close to the main entrance. The development will also retain the existing cycle shelter for pupils (24no. bicycles) located on the hard-surfaced outdoor area near the western site boundary.
- 3.9 Deliveries and servicing will continue to operate in the same manner as it does now, provided via the gated access on Wendover Road shared with Surestart nursery, with the largest regular service vehicle being a refuse collection vehicle.
- 3.10 The movement and collection of waste at the school will be managed by the on-site caretaker. On collection days, access by a refuse collection vehicle will be controlled and managed by the caretaker or other member of staff. Swept path analysis has been undertaken which shows that an 11.2m refuse collection vehicle can turn within the service yard.

Outdoor Facilities

- 3.11 The redevelopment of the site will see the existing hard play area retained, however some of the playing field area will be impacted by the positioning of the new building. An area of playing field is to be lost at the rear, and to mitigate this, the design incorporates a replacement U7/U8 pitch at the front of the site, whilst the rear playing field can still accommodate an U13/U14 football pitch, and a U7/U8 football pitch. This equates to the same provision as is currently provided on site in terms of the number of pitches available.

Trees and Landscaping

- 3.12 Landscaping has been designed to complement the appearance of the school and provide visual interest and ecological biodiversity across the site. New trees will be planted throughout the site comprising a mix of native and ornamental species including Alders, Cherries and Field Maples. A new avenue of Lime trees will line either side of the main footpath to the school entrance, providing a clear visual marker to the entrance of the school.
- 3.13 The development will require the removal of 11 trees, which consist of ten category C and one category B trees.
- 3.14 The existing boundary fences are to be retained with the development of the new school, however new fencing will be proposed within the school boundary itself, to demarcate particular areas of the school to separate pupils and public/private spaces. A Crime Impact Assessment which considers the suitability of the proposed boundary treatments has been appointed and is being prepared by Greater Manchester Police and will be submitted in due course.

4. PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section identifies the principal planning policy considerations which have informed the development proposals, and which provide the context for the consideration of this planning application, as well as other material considerations. The current development plan consists of:

- Manchester Core Strategy (2012).
- Saved policies of the Unitary Development Plan (2004).
- Interactive Proposals Map (2012).

4.2 Other material considerations include:

- National Planning Policy Framework (2021); and
- National Planning Practice Guidance (2021).

National Planning Policy

4.3 The National Planning Policy Framework (NPPF) provides the planning policies for England and how these should be applied. This section provides an overview of the Government's national planning policy and guidance that is relevant to the proposed development.

Table 4.1 Relevant National Planning Policy

Achieving Sustainable Development	So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.
Decision Taking	Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
Promoting healthy and safe communities	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; and work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

	Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless specific exception criteria is met.
Promoting sustainable transport	Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
Achieving well-designed places	Planning decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character; and create places that are safe, inclusive and accessible and which promote health and well-being.
Meeting the challenge of climate change, flooding and coastal change	New development should be planned for in ways that can help to reduce greenhouse gas emissions, such as through its location, orientation and design.
Conserving and enhancing the natural environment	Planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. Planning decisions should also prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

Manchester City Council Local Plan

- 4.5 The Local Plan sets out the spatial strategy and the vision for the Borough for the period 2012-2027 and was formally adopted in July 2012.
- 4.6 Within the Core Strategy and accompanying interactive policies map, the site is not allocated or designated for any particular use.
- 4.7 The policies in Table 4.2 are relevant to the proposal.

Table 4.2 Relevant Local Plan Policies

Policy Number	Policy Synopsis
Policy T 1 Sustainable Transport	The Council will support proposals that encourage a modal shift away from car travel to public transport, cycling and walking, and facilitate modes of transport that reduce carbon emissions e.g., by incorporating charging points for electric vehicles, subject to their appropriate design and location.
Policy T 2 Accessible areas of opportunity and need	Planning applications should include proportionate Traffic Impact Assessments and Travel Plans for all major applications.

Policy Number	Policy Synopsis
Policy EN 1 Design Principles and Strategic Character Areas	All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives. Within the Wider Wythenshawe Character Area, the principal features to be retained in any new development is the sense of the existing low rise suburban character set within soft landscape.
Policy EN 4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development	All development must follow the principle of the Energy Hierarchy. Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.
Policy EN 6 Target Framework for CO2 reductions from low or zero carbon energy supplies	Applications for residential development of 10 or more units and all other development over 1,000 sq. m will be expected as a minimum to meet Non-domestic CO2 emissions reduction targets as detailed within the policy. This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development.
Policy EN 8 Adaptation to Climate Change	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. Regard should be had for the need to control overheating of buildings through passive design, and minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rainwater permeability.
Policy EN 9 Green Infrastructure	The Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure.

Policy Number	Policy Synopsis
Policy EN 10 Safeguarding Open Space, Sport and Recreation Facilities	Proposals on existing open spaces and sport and recreation facilities will only be permitted under a small number of exceptions which aligns with paragraph 99 of the NPPF.
Policy EN 14 Flood Risk	All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure.
Policy EN 15 Biodiversity and Geological Conservation	Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate. Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.
Policy EN 17 Water Quality	Development should minimise surface water run-off from development and associated roads, and maximise the use of appropriate sustainable drainage systems, to minimise groundwater contamination, and to avoid pollutants reaching watercourses;
Policy EN 18 Contaminated Land and Ground Stability	Any proposal for development of contaminated land must be accompanied by a health risk assessment.
Policy DM 1 Development Management	All development should have regard to: - 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. - The character of the surrounding area. - Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. - Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes. - Community safety and crime prevention.

Policy Number	Policy Synopsis
	- 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.

5. PLANNING ANALYSIS

- 5.1 This section reviews the key planning considerations arising from the Proposed Development. It provides a reasoned justification for the Proposed Development in the context of relevant policy and the specifics of the site and its surroundings.

Principle of Development

- 5.2 The Site is currently in an education use (Class F1(a)). The use of the Site will remain in an education use under Class F1(a) therefore, the principle of development is acceptable.
- 5.3 The existing site is capable of accommodating 480 pupils, as confirmed by the DfE (see here: <https://www.get-information-schools.service.gov.uk/Establishments/Establishment/Details/105469>). The new school building is therefore also designed to accommodate the same amount of pupils; there is no increase in capacity of the new school which means that the development does not create any additional material impact on the local area, for example, in terms of impact upon the local highway network, noise and air quality.

Design and Layout

Layout

- 5.4 The design of the new school is intended to create a much more efficient and compact layout, maximising the available outdoor space, and improving the teaching staff's ability to care for pupils effectively. For example, all pupils will be in the same building, rather than spread out across multiple buildings, making it easier to manage pupils effectively.
- 5.5 The building is arranged around a central spine corridor with classrooms adjacent. On the ground floor, at one end of the corridor is the main hall and dining area. The main hall is located next to the kitchen, with direct access from the main entrance, so as to allow for separate community use when required. On the other end of the building there is a nurture suit located with direct access to a sensory garden outside. Two nurture classrooms are available for pupils who have social, emotional and behavioural difficulties which make it harder for them to learn in a mainstream classroom. At the first floor, there are junior classrooms, the layout of which matches the ground floor. On this level there is also an open plan library, kitchenette and staff areas.

Elevations

- 5.6 The elevations are inspired by the local vernacular, which contains a large amount of red and orange brick. However, as the proposed building will be set back within the site, located further away from the site boundaries compared to the existing buildings at present, a contrast in colour and materiality with the surroundings was considered to be appropriate. As a result, the elevations incorporate grey

brick at the lower level, which is paired with a striking, bold, copper upper storey, with darker feature panels between windows and the main entrance. This palette takes cues from the locality but seeks to create a building which is not afraid to be different in its appearance; defining its use as an educational facility, contrasting with the residential buildings surrounding it.

- 5.7 It is considered that the design proposed accords with Policy EN 1 (Design Principles and Strategic Character Areas) of the Core Strategy, by retaining and reinforcing the sense of the existing low rise suburban character set within soft landscape, widely seen within the locality of Wythenshawe.

Wider landscaping

- 5.8 The landscaping strategy seeks to improve upon the existing soft landscaping and provide even more visual interest and planting at the front of the site with the boundary adjoining Wendover Road. For example, the trees at the front of the site are retained, and the new main pedestrian entrance to the site will include a tree lined boulevard, leading to a paved entrance plaza.
- 5.9 Different types of hard and soft boundary treatments will be used across the site; whilst the existing fences around the perimeter of the site are being retained, low circular timber post fences, and hedge planting will be used to separate areas of the site for different age groups. Canopies are used in two places to provide sheltered outdoor areas to allow outdoor learning and play.
- 5.10 The type of planting proposed allows for year round interest, for example, the introduction of wildflower and grasses which can be left to grow long in the spring and summer and attract insects, and then mown short for the remainder of the year. Native species including Field Maple, Hawthorne, Crab apple and Wild Cherry will attract a variety of foraging birds.

Open Space and Sports Provision

- 5.11 Due to the requirement to ensure the existing school is kept open until the new building is complete (to avoid the need for temporary classroom accommodation), the new school has to be constructed elsewhere on the site, rather than on the footprint of the existing building. This means that the building is due to be built on a portion of the existing playing field. As a result, under The Town and Country Planning (Development Management Procedure) (England) Order 2015, the Council will have a duty to consult Sport England on the planning application. Sport England will oppose the granting of planning permission for any development which would lead to the loss of or would prejudice the use of all or any part of a playing field; or land which has been used as a playing field and remains undeveloped; or land allocated for use as a playing field, unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions. Sport England's playing pitch policy and list of exceptions seek to mirror national guidance contained within the NPPF regarding the loss of open space (paragraph 99).

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- 5.12 In this case, the current hard and soft playing field areas at Sandilands Primary School can accommodate the following:
- 2 x mini 5v5 football pitches (U7/U8).
 - 1 x junior pitch (U13/U14).
 - A MUGA area with four marked out courts.
- 5.13 The existing playing field area is 11,718 sq.m. The proposed playing field area of the new school will total 9,916 sq.m. (when accounting for the narrow unusable area to the east of the proposed building), equating to a loss of 1,802 sq.m of playing field.
- 5.14 Whilst Sport England will object to the loss of any playing field area, whether it is currently marked out as a pitch or not (provided it has been used in the last five years), we have considered what number of pitches can be provided on the proposed site layout, compared to the existing, to attempt to quantify the loss of playing field in terms of the number of pitches. In this case, we can confirm that compared to the current pitch provision, within the new scheme, we will be able to re-provide the junior pitch and a mini football pitch on the proposed site, to the rear. However, there is not space to re-provide a second mini football pitch to match the existing provision on the rear field. To mitigate this loss, we are instead able to re-provide a mini pitch to the front of the site, separately to the rear playing field. This reduces the loss of playing field to 382sq.m of playing field.
- 5.15 Dialogue with Sport England about this mitigation strategy is pending and will be worked through during the determination period of the planning application, however in the meantime, the project team have also consulted with 'MCR Active' at the request of the Council's Planning Department.
- 5.16 MCR Active are a not for profit organisation established and overseen by Manchester City Council, with the goal of inspiring and encouraging people to lead a more active lifestyle. Their role in the city is to work with the whole sport and physical activity sector to promote and open up access to sport and leisure places across Manchester.
- 5.17 Having consulted with MCR Active on the mitigation proposal to include a mini pitch at the front of the site, they have confirmed that given the quantitative loss of playing field is now minimal and the applicant is willing to enter into a Community Use Agreement, the proposal is sufficient to meet MCR Active's strategic sport objectives. Please refer to Appendix 3 for a copy of their most recent comments.

Arboriculture and Ecology

- 5.18 An Arboricultural Impact Assessment (AIA) has been prepared by E3P, which details the quantity and quality of the existing trees on site, and identifies which trees are required for removal or protection to facilitate the new development. The assessment identifies that there are 71 individual trees and one group of trees on the site. The development will require the removal of one individual 'B category' tree, and ten individual 'C category' trees. The AIA includes a Preliminary Arboricultural Method Statement and a Tree Impacts and Protection Plan within the appendices.
- 5.19 E3P also prepared a Preliminary Ecological Appraisal (PEA) of the site following a site visit in April 2023. The PEA has identified that the site has the following ecological constraints:
- Foraging and commuting opportunities for bats within the woodland, scattered trees and treeline.
 - Tres T28 and T30 were found to have Low bat roosting potential.
 - Tree T29 was found to have Moderate bat roosting potential.
 - There is a potential presence of common amphibians within the woodland, dense scrub, introduced shrub, treeline and hedgerow.
 - Hedgehog may utilise the woodland, dense scrub and understory of the hedgerows and treeline.
 - There is potential for nesting birds in the woodland, dense scrub, introduced shrub, hedgerow, treeline and scattered trees.
 - Invasive species, wall cotoneaster and rhododendron, were identified in the site.
- 5.20 Based on current proposals no further surveys are required to inform a planning application, as the trees identified as having bat roost potential are being retained. Standard recommendations have been made in the report regarding vegetation clearance, precautionary checks and site walkovers before commencing construction on site. Implementing an appropriate lighting strategy to protect any retained on-site habitats (woodland, hedgerows, treelines and scattered trees), as well as the broadleaved woodland to the north of the site as dark habitats has also been recommended.
- 5.21 A Biodiversity Net Gain assessment also accompanies the planning application and has shown that that the development will achieve a significant gain in habitat and hedgerow units compared to the baseline value of the site. A 53.79% gain in habitat units and 33.02% gain of hedgerow units will be incurred on-site as a result of development, based on the proposed landscape plan.

Heritage & Archaeology

- 5.22 The site is not located within a Conservation Area, with Brooklands Conservation Area being located approximately 0.5km northwest of the site. The nearest listed asset is the Grade II* Church of St John the Divine, located 800m to the northwest of the site.
- 5.23 An Archaeological Desk Based Assessment has been prepared by Fenix Heritage and submitted in support of the application. The assessment has confirmed that there are no designated archaeological assets (World Heritage Sites, Scheduled Monuments or Registered Battlefields) wholly or partly within the Site, or within 1km of the site. In addition, the Greater Manchester Historic Environment Records identifies no archaeological monuments or places within the Site but does identify 12 non-designated archaeological monuments or places within 1,000m of the Site. The survey identified the potential for archaeological assets to be present on the Site in the form of a pond, field boundaries and a watercourse. However, the report is clear that these potential assets are not considered of archaeological importance and their potential presence should not prevent development from proceeding.

Flood Risk and Drainage

- 5.24 The Environment Agency flood map shows the Site is in Flood Zone 1, which is land outside the 1 in 1000-year probability of fluvial (river) flooding (0.1% Annual Exceedance Probability [AEP]), meaning it is at 'low' risk of flooding.
- 5.25 The flood risk and drainage strategy is being devised by AJP, who are currently in dialogue with Manchester City Council's flood risk and drainage department regarding the particulars of the strategy. Once worked through, a detailed drainage strategy document will then be submitted with the application.

Transport and Highways

- 5.26 Under the new development proposals, vehicular access to the school from Wendover Road will remain as existing, comprising a barrier-control access junction to the staff car park and gated access to the service yard /Surestart nursery. Swept path analysis shows that a 11.2m refuse collection vehicle can access/ egress the site in a forward gear, access the bin store and safely turn within the service yard area.
- 5.27 The existing gated pedestrian access adjacent to the western site boundary will remain and the two existing pedestrian accesses to the east of the car park will be removed and replaced with a single gated pedestrian access, providing a traffic-free, tree-lined route directly to the new main entrance. The number of on-site staff car parking spaces at the school will remain as existing, comprising a total of 36no. spaces, including 2no. disabled spaces and 5no. EVCP spaces. The car park layout

(space dimensions and aisle width) will remain largely as existing, albeit slightly reconfigured with all spaces provided off a single central aisle.

- 5.28 A Transport Statement has been provided by Mode Transport Planning which assesses the site's accessibility by public transport, parking provision, vehicular and pedestrian access, expected trip generation, and servicing arrangements. The assessment has been made on the basis that the number of pupils that the school can accommodate is not increasing; capacity is remaining as per the existing arrangement.
- 5.29 Mode's assessment confirms that in accordance with local and national policy, the site is accessible by a range of sustainable modes of transport, including walking and cycling, and public transport, thereby providing a realistic alternative to car travel, particularly commuting purposes. Further, following a review of the most recent personal injury collision records, there is no evidence to show the proposed development will have a detrimental impact on highway safety.
- 5.30 As the proposed school will not result in any increase in staff or pupil numbers, the proposed development will not generate any additional trips on the local highway network, beyond those that could already be generated by the existing school. Therefore, it can be concluded that the proposed development will not have a severe impact on the local highway network, which is the threshold stated by NPPF (Paragraph 111) under which development should not be refused on highways grounds.
- 5.31 A Travel Plan has also been prepared by Mode which sets out to encourage the use of sustainable modes of travel to the site and to reduce the number of single-occupancy vehicles on the local highway network. A baseline travel survey will be undertaken within 3 months of the opening of the developed school and the results of the travel survey will be submitted to MCC. The survey results will provide a valuable 'baseline' against which the success of the Travel Plan, in reducing car journeys and increasing journeys by walking, cycling and public transport, will be measured.

Sustainability and Energy

- 5.32 Built environment sustainability is incorporated within policy and regulation at a national and local level. The Climate Change Act 2008 and the National Planning Policy Framework set out national frameworks by which to mitigate climate change, achieve reductions in carbon dioxide emissions, and deliver development that is aligned with the presumption in favour of sustainable development.
- 5.33 Specific policies in the Local Plan seek to minimise the impact of new development with respect to carbon dioxide emissions and environmental impacts, whilst also ensuring new development is resilient to the impacts of projected climate change.

-
- 5.34 In line with the requirements of the Local Plan, and in order to demonstrate the proposed scheme's commitments to delivering sustainable development, an Energy Strategy and Part L2 Compliance Report is submitted as part of this application. These documents set out the measures to be employed within the design of the proposed development in order to achieve the requirements set out in Approved Document L2 (ADL2) 2021. The development will be a net zero carbon in operation building, and as a result, will utilise photovoltaic panels on the roof of the main building and the separate canopy structure.
- 5.35 The use of passive design measures, building services strategy and renewable energy on the project ensures the scheme meets and exceeds the minimum TER (target emission rate) requirements of Part L2A – The Conservation of Fuel and Power in New Non-Domestic Buildings by achieving net zero carbon in operation.

Noise and Air Quality

Noise impact

- 5.36 A Noise Impact Assessment has been prepared by AEC Ltd, which considers noise impact from the proposed school. Any assessment must consider that there is a school currently operating on the site and there are no reasons to expect any additional noise impact compared to the current situation. AEC have relied upon previous noise data collected in May 2021. Whilst dated, the measurements were undertaken during a period when there was no national lockdown in place with regard to Covid-19 restrictions, and having assessed the data, AEC are satisfied that it can be continued to be relied upon. AEC's assessment has considered noise break out, noise break in and rooftop mechanical plant noise.
- 5.37 The report confirms that plant noise (from air source heat pumps) affecting the nearest residential properties on Yattendon Avenue would be below the prevailing background noise level, but above the required limit of 34dB(A). However, considering the context of the site, i.e., there is an existing school on site, the predicted plant noise levels are considered to represent a low impact and should therefore be considered acceptable. If the above is not found acceptable to MCC, quieter Air source heat pumps would need to be selected or a solid screen ($\geq 10\text{kg/m}^2$) would need to be installed around these units. This level of detail can be secured via a planning condition.
- 5.38 With regard to noise break-out from the Main Hall, even with musical instruments playing in this room (as music classes need to be considered), provided that windows remain closed, based on the currently proposed external wall and roof constructions and a moderate sound insulation performance provided by the windcatchers and glazing, noise due to instruments would be more than 5dB below the prevailing background noise levels. As such, potential music noise from within the building would have a low adverse impact. Based on the above, AEC confirm that noise should not be considered a determining factor in relation to the planning permission being sought.

Air quality

- 5.39 The site is not located within the Greater Manchester Air Quality Management Area, with the closest part of the AQMA being 250m south of the site along Altrincham Road.
- 5.40 Impact upon air quality has not been considered through this planning application as the capacity of the school is not due to increase, and there is therefore no increase expected in vehicle movements (associated with staff or pupils) compared to what could be generated by the existing school as it currently operates. However, controlling dust during the construction and demolition period will be considered by the contractor and can be secured through a condition requiring a Construction and Environmental Management Plan.

Ground Contamination and Pollution

- 5.41 In 2021 a desktop and ground investigation report were prepared by First Horizon, along with a Preliminary UXO report. In 2023, GRM were appointed by Tilbury Douglas Construction Ltd to review these earlier reports and provide updated guidance on ground investigation risks. GRM attended site in February 2023 and conducted their own site investigation tests, comprising of eight window sample boreholes. Ground gas monitoring was also undertaken by GRM. We therefore recommend referring to the GRM report, however we have provided the earlier First Horizon Reports within the application package for reference. GRM's report concludes that the site is assessed as being at low risk for geotechnical hazards, and there is a negligible risk for soil contamination hazards.

6. PLANNING BALANCE AND CONCLUSION

6.1 This Planning Statement has been prepared by Iceni Projects Limited ('Iceni') on behalf of Tilbury Douglas Construction Ltd on behalf of the Department for Education ('the Applicant'/'The DfE') in support of a planning application for the redevelopment of Sandilands Community Primary School ('the site').

6.2 This application is submitted in full. The proposed description of development is as follows:

Demolition of existing buildings and erection of a two storey educational building (Class F1(a)) containing roof top Photovoltaic (PV) Panels, erection of a separate canopy structure covered by PV Panels, provision of hard and soft landscaping, reconfiguration of car park, provision of new cycle parking and revised pedestrian access.

6.3 The Proposed Development will provide significant positive economic, social and environmental benefits, in particular:

- **Economic:** creation of new jobs via onsite construction, and sub-contractor opportunities.
- **Social:** Creation of a new school building which allows for community use of the facilities, including the hall and kitchen spaces, and outdoor spaces.
- **Environmental:** creation of a new building which is net zero carbon in operation, and delivers a significant biodiversity net gain.

6.4 Paragraph 11 of the NPPF applies the presumption in favour of sustainable development and requires decision makers to consider whether relevant development plan policies are up to date. Decision taking is identified in Part (c) and (d) of Paragraph 11, which states:

Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposal that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole.

- 6.5 As the preceding planning analysis demonstrates, the scheme accords with both national policy and an up to date local development plan, whilst providing numerous economic, social and environmental benefits that weigh in support of the scheme being granted planning permission. Therefore, the proposals should be approved without delay in accordance with Paragraph 11(c) of the NPPF.

APPENDIX 1 – EIA SCREENING REQUEST PREPARED BY ICENI PROJECTS



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Rob Griffin
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Friday, 28 April 2023

Ref 23-042
BY Email only

Dear Rob

Formal Request for an EIA Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations, 2017 (as amended).

We write on behalf of Tilbury Douglas Construction Limited (hereby referred to as the 'Applicant') to request an Environmental Impact Assessment ('EIA') Screening Opinion from Manchester City Council ('MCC') with regards to the demolition of existing school building and construction of a new school building at Wendover Road, Manchester. The proposals will include the demolition of the existing building, construction of a new school building, car and cycle parking facilities, as well as associated hard and soft landscaping.

The Applicant will be seeking full planning permission for redevelopment of the Site, which currently comprises numerous school buildings, a nursery building, car parking, and amenity grassland.

EIA Screening

For a local planning authority to determine whether a development is "EIA Development" and provide a Screening Opinion, the EIA Regulations (6(2)) require that specific information must be provided to the LPA. The following information is required for to determine this:

- a. a plan sufficient to identify the land;
- b. a description of the development, including in particular –
 - i) a description of the physical characteristics of the development and, where relevant, of demolition works;
 - ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- c. a description of the aspects of the environment likely to be significantly affected by the development;
- d. to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from-

- i. the expected residues and emissions and the production of waste, where relevant; and
- ii. the use of natural resources, in particular soil, land, water and biodiversity; and
- e. such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment”

This request for an EIA Screening Opinion to MCC includes all the required information outlined in EIA Regulations (6(2)).

Site Description

The Site is located in Wythenshawe, immediately adjacent to Wendover Road and approximately 9.5km southwest of Manchester City Centre. The Site comprises approximately 3.2 hectares (ha), and the redline boundary is provided in **Figure 1**.

To the north of the Site lies an area of woodland/ grassland, beyond which is the residential street of Carrswood Road. To the east of the Site, residential dwellings located on Yattendon Avenue and Washford Drive. To the south of the Site is Wendover Road, which is characterised by two-storey semi-detached houses. To the west of the Site is New Forest Road; a residential street characterised by two-storey detached houses. The surrounding landscape is broadly characterised by the residential development of the Wythenshawe.

The Site is currently in use as Sandilands Community Primary School, a primary school which delivers education to school pupils between the ages of 3 to 11. The school has a capacity of 480 pupils (though only 430 pupils on roll at present), and the Site comprises the existing school, which is a large block built in 1955. There are two annexes to the north, as well as a separate nursery at the north-east boundary. The Site includes areas of amenity grassland, hardstand areas of car parking, and a playground. The existing buildings on-site comprises a gross floor area of 3,774 sqm, which includes the main building (ground and first floor), annexes 1 and 2 and the ground floor nursery.

Vehicular access to the Site is currently gained through Wendover Road, with two access road entrances/exits. The western access road provides access to 35 parking spaces (31 staff spaces, 1 visitor space, 1 head teacher space and 2 disabled spaces). The eastern access provides access to the nursery car park (8 standard spaces and 2 disabled spaces). Pedestrian access is gained through two points on Wendover Road. The closest bus stop to the Site is located on Ferndown Road, located approximately 300m to the west.

Figure 1 **Site Boundary**



Proposed Development

The proposals comprise demolition of the all-existing buildings on-site, excluding the nursery, and construction of a new two-storey school building positioned centrally within the Site. The caretaker's property within the southeast corner of the Site would be retained. The proposed building would have a gross floor area of 2,639 sqm (which includes the ground and first floor), and provide a total pupil capacity of 480 places.

The proposals would comprise:

- 20 No. General Teaching classrooms,
- A Hall/Dining Hall,
- A Studio,
- SEN and Learning Resource spaces, and
- Staff & Ancillary Spaces.

The proposals will also retain the existing playing pitches and MUGA.

The rooftop of the school building and a separate canopy structure would make provision for photovoltaic panels (PV).

The Proposed Development makes provision for 36 car parking spaces (including two disabled parking spaces and 5 Electric Vehicle Charging Port (EVCP) spaces). The new car park will upgrade the existing car park, which will remain in its existing location (accessed via Wendover Road).

Vehicle access to Site would be via two points off Wendover Road. The Wendover Road access point in the southeast corner of the Site would provide access for deliveries and service access.

Construction of the new school building will result in some tree loss on the Site however, the existing trees located along the Wendover Road frontage at the southern boundary of the Site will be retained and enhanced with new tree planting, strengthening the natural screening between the Site and the nearby residents located on Wendover Road. The rows of mature trees located along the northeast of the Site will be retained and protected where feasible. Furthermore, the area of mature woodland in the northern corner of the Site, and the south-west boundary hedgerow will also be retained.

It is anticipated that the new school would open in Q1 2025. Sandilands Primary School would remain operational during construction works.

EIA Legislation

This request for a Screening Opinion seeks agreement from MCC. Due to the nature of the redevelopment of the school and outdoor areas, the environmental effects of the Proposed Development are unlikely to be considered significant with reference to the guidance provided by the EIA Regulations. The regulations state that the obligation to carry out an EIA under The Town and Country Planning Environmental Impact Assessment Regulations 2017 (as amended) ('EIA Regulations') only applies if an application (for which planning permission is sought) exceeds the relevant screening threshold and is deemed 'EIA development' by virtue of having the potential to give rise to significant environmental effects. It is appropriate for the need for EIA screening to be considered by applying the criteria of Schedule 2 item 10(b) of the EIA Regulations for 'urban development projects. The relevant thresholds for item 10(b) in this instance being:

"i. The development includes more than 1 hectare of urban development which is not dwellinghouse development; or

ii. The development includes more than 150 dwellings; or

iii. The overall area of the development exceeds 5 hectares."

When a development is located within a 'sensitive area' or meets/ exceeds the screening thresholds mentioned above, it is required that the development is screened to determine the likelihood of significant environmental effects and to determine if the undertaking of an EIA is required and if an Environmental Statement (ES) should be submitted in support of the planning application.

Based on the requirements of Schedule 1 of the EIA Regulations, the Site does not lie within, or partially within an area classed as an environmentally 'sensitive area' as defined within the EIA Regulations, therefore meaning that screening is not required based on the location of the redevelopment.

However, according to Schedule 2 of the EIA Regulations, the Proposed Development does exceed the screening thresholds. The total area within the red line boundary is 3.2ha of urban development which is classed as non-dwellinghouse development, meaning that it exceeds the relevant screening thresholds outlined in Schedule 2.

Consequently, there is a requirement for MCC to screen the Proposed Development, in order to determine whether significant environmental effects are likely.

In determining whether the development is likely to give rise to significant environmental effects, reference should be made to Schedule 3 of the EIA Regulations. This identifies three categories of criteria:

1. Characteristics of the development (such as size, cumulative effects, use of natural resources, production of waste, pollution and nuisances, risk of accidents and risk to human health);
2. Location of the development (by reference to the environmental sensitivity of the area); and
3. Characteristics of the potential impact (having regard in particular to the extent of the impact, its transfrontier nature, magnitude and complexity, probability and duration, frequency and reversibility and the possibility of effectively reducing the impact)

Characteristics of the Development

a) The size and design of development

The development proposals comprise demolition of existing school building and replacement with new building, car and cycle parking facilities, hard and soft landscaping, and erection of PV panels. The new school building will be a two-storey block positioned in the centre of the existing Sandilands Primary School grounds. The proposed new building would have a GIFA of 2,678.93sqm (including ground floor, first floor and staircase area).

b) Cumulation with other existing and/or approved development

A search has been undertaken based on the proximity of approved planning applications and those under construction to the Site within an approximate 1km radius. No relevant applications have been identified.

c) The use of natural resources (particularly land, soil, water, biodiversity)

The development of the Site would require the use of a range of natural and man-made construction materials to complete the development. Where possible the Proposed Development would not involve any significant or unusual use of natural resources and would not result in the use of natural resources that are considered to be in short supply.

d) The production of waste

The demolition and construction of the Proposed Development generate various waste streams which will be managed through the implementation of best practice site management processes. The construction of the Proposed Development will generate quantities of waste, and site levelling would be addressed through utilising surplus material from elsewhere on the Site, where possible. Opportunities to minimise volumes of waste going to landfill would be sought by the contractors in-line with good site practice, so that construction materials are used efficiently on-site and that wastes are recovered, re-used or recycled where practicable. The construction waste management measures would be agreed with MCC as part of the Construction Environmental Management Plan ('CEMP') and secured by planning condition. Waste and recycling collection will be managed as agreed through the planning process, and waste and recycling storage volumes would accord with relevant requirements. It is unlikely that operation of the Development would give rise to hazardous waste. As such, the Proposed Development is not likely to give rise to significant effects in relation to the use of natural resources or production of waste.

e) Pollution and nuisances

During demolition and construction, dust from construction works and emissions from construction vehicles are likely to be generated, which may cause localised temporary effects such as disruption on the road network for other road users, dust, noise and emissions. These impacts will be managed in accordance with standard best practice measures, which will be set out in a Construction Environmental Management Plan (CEMP). The Proposed Development would not generate any significant level of environmental pollution or nuisance, and consequently there is no likelihood of significant pollution or nuisance impacts arising from the Proposed Development that would require an EIA to be undertaken.

Demolition and construction works will be undertaken in accordance with current health and safety regulations and guidance in order to minimise the risk of accidents. Due to the proposed use as a primary school, its operations will not include the use of hazardous substances. Therefore, the risk of a major accident or disaster is not considered to be significant.

Best practice techniques will be employed to prevent the risk of accidental contamination or spillages during the construction stage. Details of the controls in place will be set in the CEMP to be adhered to by the contractors delivering the project.

As set out above, the characteristics of the Proposed Development do not trigger the need for an EIA.

Location of the Development and Environmental Sensitivities

Ecology

The Site does not lie within any statutory designations and is not located in a nature reserve or within any national or international designation such as Sites of Special Scientific Interest ('SSSI'), Special Area of Conservation ('SAC'), Special Protection Area ('SPA'), National Park, National Nature Reserve ('NNR') or Ramsar Site.

The closest non-statutory site is Wythenshawe Park Local Nature Reserve (LNR), approximately 1.05km east. This park includes a variety of woodland habitats, three of which are Sites of Biological Importance. The park comprises an area of 109ha and contains wildflower meadows, formal beddings, and open grassland. The park is open to the public and contains walking and cycling amenity.

A Preliminary Ecological Appraisal (PEA) was carried out in June 2021. The PEA identified that Priority Habitat woodland is present at the northern corner of the Site and adjacent to the northwest. Native hedgerow and rows of mature trees are located along the south-west boundary of the Site. Wall cotoneaster (an invasive species) was identified on-site. This will require removal by a specialist contractor.

The Site is considered to be a suitable habitat for badgers, however no evidence including setts or field signs have been identified through the majority of the Site. The adjacent woodland does provide suitable habitat and there are previous local records of badger present so precautionary working methods will be applied alongside an updated walkover survey. Common amphibians and hedgehog are also anticipated to be present on-site and similarly the precautionary working methods approach and walkover survey will be applied for this.

The trees, shrubs and ornamental planting located within the Site have been identified as potentially providing suitable habitat for a limited range of nesting bird species and thereby vegetation has been identified for retention where possible. If the vegetation is to be removed, this would be cleared

outside nesting bird season (March-September inclusive). Moreover, if this is not possible, a nesting bird check will be undertaken no more than 24 hours prior to the commencement of works.

Within the Site, the buildings which will be demolished (as well as the mature trees which may require felling) are identified as potential habitats for roosting bats. A Preliminary Bat Roost Assessment was carried out in September 2021, which concluded the EFAC building provides moderate potential for roosting bats and would require further surveys to better assess the status of bat use at the building. However, since this time the updated PEA (May 2023) has identified negligible bat roosting potential with no further surveys required. Furthermore, the updated report also noted trees with potential for bats to the north of the Site however, this area will not be impacted by development. Further surveys will be undertaken should changes to plans be made which would incorporate removal or disturbance to this area. As bats are nocturnal creatures the proposals will include a lighting strategy to maintain any retained on-site habitats as dark areas.

Above and Below Ground Heritage

The nearest conservation area is Brooklands Conservation Area, located approximately 0.5km northwest of the Site. There are no listed buildings within the Site, the closest is the Church of St John the Divine, a Grade II* Listed Building, located approximately 800m northwest.

An archaeology survey was undertaken by Nexus Heritage in August 2021, which indicates that there are no designated archaeological assets such as World Heritage Sites, Scheduled Monuments or Registered Battlefields present wholly or partly within the Site. The Greater Manchester Historic Environment Records (GMHER) identifies 12 non-designated archaeological assets within the 1km radius buffer. Of these 12 assets, none are wholly or partially within the Site. The survey identified the potential for archaeological assets including infilled ditches, sealed land surfaces and an infilled marl pit to be present on the Site.

Air Quality

An air quality baseline assessment was undertaken in June 2021. The Site is not located within an Air Quality Management Area ('AQMA'), the closest AQMA for exceedances of the NO₂ annual mean is located on A560, approximately 250m south. The main sources of pollutants within vicinity of the school Site are road emissions from the A560 Altrincham Road, 255m south of the Site and Brooklands Road, 135m west of the Site. The only automatic monitoring location within 5km of the Site is operated by Trafford Metropolitan Borough Council (TMBC) and situated at a roadside location 4.3km from the Site. This shows that annual mean concentrations at this roadside location were well below the AQOs for NO₂ and PM₁₀. Concentrations at the school Site, which is not at a roadside location, are considered to be lower than those monitored at this location. MCC and TMBC also monitor annual mean NO₂ concentrations using passive diffusion tubes.

The closest background monitoring location in Timperley recorded an annual mean NO₂ concentrations well below the AQO in 2019 of 18.0 µg/m³. The TRF2 roadside automatic monitor measures 1-hour mean NO₂ concentrations. The 1-hour mean AQO for NO₂ allows for 18 exceedances of the objective in a year. The baseline review indicates that the AQO was not exceeded for any 1-hour period in recent years; 1-hour mean NO₂ concentrations are therefore considered well within the AQO at the school Site. The TRF2 automatic monitor also monitors 24-hour mean PM₁₀ concentrations. The 24-Hour mean AQO for PM₁₀ allows for 35 exceedances of the objective in a year. The baseline report indicates that the AQO was only exceeded for 5 1-hour periods at the roadside location in 2019. 24-hour mean PM₁₀ concentrations are therefore considered well within the AQO at the school Site. No monitoring of PM_{2.5} concentrations takes place within the vicinity of the Site. Therefore, it is not possible to derive a local PM₁₀ to PM_{2.5} concentration ratio. The Proposed Development does not identify an increase in the numbers of pupils attending the school and thereby no consequential increase in the number of vehicle movements so no further air quality assessment is required.

Noise

An environmental noise survey was carried out at the Site on 27th May 2021 between approximately 09:00 to 11:30 hours. The purpose of the noise survey was twofold: to establish existing noise levels outside proposed classrooms and, to establish the prevailing ambient/background noise climate at the nearest dwellings. The noise environment at this location was found to be due to distant road traffic and birdsong. The measured LA1,15min noise levels, excluding extraneous noise, were up to 62 Dba.

Flood Risk

A Preliminary Flood Risk Assessment (FRA) was carried out in June 2021. OS mapping and the Environment Agency Online Flood Map for Planning shows Fairywell Brook (a 'main river', where flood risk work is undertaken by the Environment Agency) conveys flows north-west, approximately 185m to the west of the Site. An unnamed watercourse (an 'ordinary watercourse', where flood risk work is undertaken by the local drainage authority/riparian landowner) is orientated south-north through land to the north of the Site, originating along the northern boundary. At this stage, it is unknown whether the watercourse exists only in land to the north of the Site or whether it is culverted beneath the Site boundary.

Flood mapping shows the Site is located entirely within Flood Zone 1 and is at low risk of flooding from rivers and seas. The risk of surface water flooding is initially assessed as negligible for most of the Site and low for areas of surface water ponding. The risk of tidal flooding has been initially assessed as negligible. The risk of fluvial flooding has been initially assessed as negligible. There is however a residual risk of flooding from an unnamed watercourse inland to the north of the Site. The risk of groundwater flooding has been initially assessed as negligible. The risk of sewer flooding is initially assessed as negligible for most of Site and low along any surcharge flow pathways where private sewer assets are located.

As the Site exceeds 1ha, a site-specific flood risk assessment will be submitted with the planning application in accordance with the NPPF (2021).

Ground Conditions

A Phase 1 Ground Investigation Desk Study was carried out in June 2021. The report states the Site is underlain by glaciofluvial sheet deposits comprising sands and gravels, originating from glacial meltwater. The Site is bisected north-south by an unnamed fault trending northwest-southeast. This fault line acts as a boundary between two rock units: the Tarporley Siltstone formation to the west, comprising interbedded siltstone, mudstones and sandstones, and the Bolin Mudstone member to the east, comprising reddish-brown and grey siltstones. The bedrock is designated as a Secondary Aquifer, B, while the superficial deposits are designated as a Secondary Aquifer, A, both of high vulnerability. There is no evidence of made ground or fill across the Site and prior to construction of the existing school the Site was greenfield.

The desk study does not identify any historical contaminative land uses on or adjacent to the Site. The backfilled pond identified may pose a limited risk associated with uncontrolled backfilling however the age of the back fill material means ground gas generating potential is low, as is the risk of leachable contaminants however this will need to be confirmed as part of the Phase II Site Investigation.

Arboriculture

An Arboricultural Impact Assessment and Method Statement has now been provided for April 2023 and identifies that construction of the new school building will result in some tree loss on-site however, survey results provided to date identify that construction will require the removal of one individual 'B' category tree and 10 individual 'C' category trees. Furthermore, surveys identified

various elements of the development that are proposed across and close to Root Protection Areas (RPAs) and canopy spreads of several retained trees. Areas of hedgerow are located within the Site on the southwestern boundary.

The retention of trees and hedges is a key consideration and as such, various special working and protection methods and materials have subsequently been proposed in accordance with current government guidance. This includes adequate protective fencing around retained trees and no permitted storage of building materials hazardous to roots within the protected areas. Moreover, the proposals would result in the introduction of new trees, particularly to the south boundary and southeast of the Site.

A summary of the local environmental sensitivities is presented below in **Figure 2**.

Figure 2 Environmental Sensitivities



Consideration and Characteristics of Significant Effects

Demolition and Construction

The area of mature woodland in the northern corner of the Site, and the southwest boundary hedgerow will be retained. The rows of mature trees located along the south and northeast of the Site will be retained and protected where feasible. Appropriate protection will be implemented throughout the construction phase in accordance with *Trees in Relation to Design, Demolition and Construction to Construction – Recommendations* (BS 5837:2012). All contractors are to be made

aware of the purpose of the fencing, with signage used where necessary, and no works are to occur beyond this established boundary, including no storage of materials or machinery.

To minimise the risk of degradation of the habitat through potential excessive artificial lighting overspill from the development, any new lighting will be designed in a sensitive manner making use of suitable products such as directional, low-level, capped, screened, low-lux lighting.

An updated badger check will be conducted prior to the commencement of works to ensure badgers remain absent from the Site. This survey will be conducted in accordance with current guidance (Harris et al, 1989) and cover the Site and a 50m radius. The updated check shall confirm whether any specific mitigation measures in respect of badgers are necessary and can be subject to a suitably worded planning condition.

To avoid an offence being committed in respect of nesting birds, vegetation clearance works and building demolition will be planned to be conducted outside of the bird nesting season (March to August inclusive) where possible. If it is necessary to undertake these works during the bird nesting season, a nesting bird survey will be conducted by a suitably trained Ecological Clerk of Works (EcoW) to determine the presence or absence of nesting birds at the areas to be affected. If any active nests are detected, an appropriate protection area around the nest(s) will be established until it can be determined that the nest is no longer active, subject to a suitably worded planning condition.

Clearance of the areas associated with trees and shrubs which may provide shelter for wildlife will be conducted in a sensitive manner. This could comprise initially cutting to a height of 0.15 metres to encourage any wildlife present to move outside the working area. Any remaining wildlife such as Common Frog and Common Toad will be moved to a safe refuge location outside of the working area, using gloves and a clean bucket as necessary.

The proposed landscape scheme will incorporate a range of species which are of high value to wildlife, providing enhancement over the existing habitats and vegetation currently located on the Site. The Proposed Development will focus on providing enhanced habitat connectivity and wildlife corridor functioning within the local context, as well as complimenting the off-site woodland to the northwest of the Site.

The PEA undertaken to date concludes that subject to further recommended surveys, if the outline mitigation measures are implemented in full, then no significant residual impact is expected.

During demolition and construction, HGVs, mobile plant and other vehicles will need to access and egress the Site. Construction traffic routes, movements and associated effects such as driver disruption, dust and dirt nuisances would be dealt with through standard and widely used management measures. Such measures will be included within a Construction Traffic Management Plan (CTMP) which is expected to be secured by planning condition. The CTMP will demonstrate that the largest vehicles associated with the construction works can safely access the Site and that the safe and efficient operation of the highway network will not be compromised by construction traffic. This will include routing plans, restrictions to timing of vehicle movements, temporary enabling works, and temporary parking restrictions. The CTMP would be used by the principal contractor to inform the preparation of a Construction Logistics Plan.

Good practice measures will be implemented to minimise and control dust at its source. Noise and vibration would be controlled by industry standard good practice measures including acoustic screening/site hoardings and the selection of appropriate construction techniques.

Appropriate measures will be adopted to protect ecological receptors, such as Wythenshawe Park LNR. These measures will be set out in the CEMP and include those combatting the impacts of temporary noise and dust effects.

Although equipment would be required onsite during construction, it is not anticipated that this would have the potential for temporary effects on the Church of St John the Divine, the Grade II* Listed Building, due to distance between the receptor and the Site and intervening built form.

The archaeology survey undertaken concludes that there may be potential for unidentified archaeological assets which may be impacted by the Proposed Development. Based on existing evidence, any potential archaeological remains within the Site are considered likely to be of local significance, and loss of heritage significance through direct impacts of development could be mitigated through an agreed programme of archaeological investigation and recording secured as a planning condition.

A Phase II intrusive investigation will be carried out, along with the following further intrusive work in due course however the findings within this are not expected to provoke the need for a Ground Remediation Strategy as noted by the initial Phase II Site Investigation.

Operational

The number of car parking spaces will remain as existing, comprising a total of 36no. spaces, which includes 2no. disabled spaces and 5no. EVCP spaces.

A Transport Statement will be submitted with the planning application which clearly sets out the development proposals in terms of proposed amendments / extensions / construction. The analysis in this Transport Statement has been carried out in accordance with current policy and guidance. The results of the analysis within this report demonstrates that the Site is accessible by a range of sustainable modes of transport, including walking and cycling, and public transport, thereby providing a realistic alternative to car travel, particularly for commuting purposes. Following a review of the most recent personal injury collision records, there is no evidence to suggest the Proposed Development will have a detrimental impact on highway safety. Vehicular access to the school from Wendover Road will remain as existing, furthermore the existing gated pedestrian access adjacent to the western Site boundary will remain and the two existing pedestrian accesses to the east of the car park will be removed and replaced with a single gated pedestrian access, providing a traffic-free, tree-lined route directly to the new main entrance.

Swept path analysis shows that a 11.2m refuse collection vehicle can access/ egress the Site in a forward gear, access the bin store and safely turn within the service yard. The car park layout (space dimensions and aisle width) will remain largely as existing, albeit slightly reconfigured with all spaces provided off a single central aisle. As the proposed school will not result in any increase in staff or pupils' numbers, the Proposed Development will not generate any additional trips on the local highway network, beyond those already being generated by the existing school. Therefore, it can be concluded that the Proposed Development will not have a severe impact on the local highway network, which is the threshold stated by NPPF (Paragraph 111) under which development should not be refused on highways grounds. A Travel Plan will be submitted with the application.

The Site will be well screened from the nearby Church of St John the Divine, the Grade II* Listed Building, due to several residential streets comprising two-storey dwellings between the Site and the listed building. Due to the proposed building height and the screening of the Site, it is not anticipated that there would be likely significant effects on nearby heritage receptors when the school is operational.

Moreover, the Site will be well screened from Wythenshawe Park LNR, due to significant residential development between the Site and the park. Due to the proposed building being similar in height to the existing building, it is not anticipated that there would be likely significant effects on nearby heritage receptors when the school is operational.

The number of pupils attending the school will remain the same as the existing school, meaning impacts affecting noise will remain comparable to existing levels. The noise impacts during operation predominately arise during lunchtime and breaks, when play areas are used by pupils. The Proposed Development will provide a calm and quiet environment to support attending students, meaning that it is expected that the level of noise will be reduced. This noise impact when the school is operational occurs only during the day on weekdays and does not impact weekends and out of term times.

The baseline assessment concludes that *“it is predicted with confidence that concentrations of NO₂ and particulate matter across the school Site would be well below the relevant AQOs and that the future use of the Site as a school would be acceptable from an air quality perspective. Any redevelopment on the Site would meet with national and local planning policies relating to air quality. Given the margin of compliance with the AQOs, a high level of confidence is placed in these conclusions and further studies such as detailed modelling or site-specific monitoring are not required.”*

The new school building will be positioned within the current Sandilands Primary School grounds. The new building will have a maximum height of 2-storeys, which is consistent with the height of the existing school building. The Proposed Development is of a similar height and massing to the currently existing school building, meaning the overall landscape of the Site will remain highly similar once operational. The provision of landscaping and new trees, particularly to the southern boundary and southeast of the Site, will add visual interest and assist in screening the school building to nearby residents. The effects of the Proposed Development would be beneficial and transformative on the immediate landscape, and the Proposed Development would provide an appropriate high-quality response to the existing architectural character within its local context. Once operational, the Proposed Development is considered to be beneficial in terms of visual impact and socioeconomics, although not significant.

Application Supporting Documents

To support the planning application, a suite of technical reports will be submitted, including:

- Landscape Plan
- Design & Access Statement
- Planning Statement
- Statement of Community Involvement
- Archaeological Survey
- Ecology Survey
- Biodiversity Net Gain Assessment
- Phase I Site Investigation
- Phase II Site Investigation
- Flood Risk Assessment
- Drainage Strategy
- Arboricultural Impact Assessment

- Transport Feasibility Study
- Preliminary UXO Risk Assessment
- Noise Impact Assessment
- Lighting Impact Assessment
- Energy Statement

Mitigation Measures

The EIA Regulations allow mitigation measures, that would avoid or prevent what might otherwise have been significant adverse environmental effects, to be taken into account by the decision maker when considering whether a development is an EIA development. A summary of standard mitigation measures considered appropriate to mitigate effects with respect to the Proposed Development is provided below:

Construction

- Construction Environment Management Plan
- Contaminated Land works
- Construction Traffic Management Plan.

Design

- Acoustic design
- Massing and layout of building to provide a high quality design
- Energy Statement (to be submitted with the application)
- Landscape buffers to provide visual screening
- Landscaping Strategy (to be submitted with the planning application) to improve landscape amenity and biodiversity value
- Surface Water Drainage Strategy including Sustainable Urban Drainage features (SuDS) (to be submitted with planning application).
- Travel Plan

Summary

The Proposed Development is not classified as a Schedule 1 development and is not located in an environmentally 'sensitive area'. The Site comprises 3.2ha of non-dwellinghouse development, meaning it exceeds the thresholds of Schedule 2 paragraph 10(b). Therefore, consideration must be given to the likelihood of whether the redevelopment is likely to cause significant environmental effects must be given, and it the determination of whether the Proposed Development constitutes EIA Development.

The Proposed Development will be in keeping with the existing land use as a school. The National Planning Practice Guidance note that for Schedule 2 10(b) '*urban development projects*', *EIA is unlikely to be required for the redevelopment of land unless the new development is on a*

significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination'. Given the existing use of the Site, this is not the case.

The Proposed Development is not anticipated to give rise to any significant effects during demolition, construction or operation, therefore the Proposed Development does not constitute EIA Development.

Based on the information contained within this letter, we trust that there is sufficient information for MCC to produce and issue an EIA Screening Opinion for this Proposed Development. Albeit, if any further information is required to assist in the determination of your EIA Screening Opinion, we encourage you to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jaulim', with a long horizontal stroke extending to the right.

James Jaulim, Director

APPENDIX 2 – EIA SCREENING OPINION PREPARED BY MCC



**MANCHESTER
CITY COUNCIL**

Julie Roscoe

Director of Planning, Building
Control and Licensing

Growth and Development
Directorate
PO Box 532
Town Hall
Manchester M60 2LA

James Jaulim
Iceni
Da Vinci House
44 Saffron Hill
London
EC1N 8FH
Via email only

Contact: Robert Griffin
Tel: 0161 234 4527
Email: r.griffin@manchester.gov.uk

3rd May 2023

Our reference: SOUTH/EIA/Sandilands

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT
ASSESSMENT) (ENGLAND) REGULATIONS 2017**

**FORMAL SCREENING REQUEST FOR ENVIRONMENTAL IMPACT
ASSESSMENT 'SCREENING' UNDER PART 2 REGULATION 6**

PROPOSED DEVELOPMENT AT:

Sandilands Community Primary School, Wendover Road, Manchester

FOR A DEVELOPMENT COMPRISING:

**Erection of a two-storey School building and ancillary spaces (gross floor
area of 2,639 sqm) following demolition of existing buildings on-site**

SCREENING OPINION ADOPTED BY MANCHESTER CITY COUNCIL

Dear James Jaulim,

In coming to a formal opinion on whether an Environmental Impact Assessment
(EIA) is required to support the proposed development, Manchester City

Council, as Local Planning Authority, has taken into account the submitted details contained within EIA Screening Request submitted to the Council on the 28th April 2023.

The EIA Screening process is used to determine whether the proposed development is likely to have any significant effects on the environment. The Council as local planning authority have now had a chance to consider the details submitted and the response is outlined below.

The proposed development does not meet the criteria for it to be considered as falling within Schedule 1, which would otherwise automatically require an EIA to be undertaken. In addition, the proposed development has been considered against Schedule 2 of the EIA Regulations in relation to Category 10 'Infrastructure Projects,' and more specifically 10(b) which relates to urban development projects.

For these types of projects, it is recommended that screening should be undertaken where: (i) the development includes more than 1 hectare of urban development which is not dwelling house development; or (ii) the development includes more than 150 dwellings; or (iii) the overall area of the development exceeds 5 hectares. In this regard the proposals do meet the thresholds as the application site will exceed 1 ha.

Having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The site relates to an existing well established educational site comprising primary school buildings and associated hard and soft outdoor play space, car parking, landscaping and tree planting. The site is accessed from Wendover Road.

The site is not located within a Conservation Area with Brooklands Conservation Area being located approximately 0.5km northwest of the site. The nearest listed asset is the Grade II* Church of St John the Divine, located 800m to the northwest of the site. The site is located within Flood Zone 1 and is not located within the Greater Manchester Air Quality Management Area with the closest part of the AQMA being 250m south of the site along Altrincham Road. The site is not located within any statutory designations and its buildings and nearby trees have been subject to recent surveys for protected species.

The proposal is for urban development in the form of a two storey primary school building to replace the current outdated school buildings on the site, it is noted that these are to be retained whilst construction of the new facility would take place. The resultant development would not lead to an overall increase in the pupil capacity of the school although it would result in the loss of existing hard standing and some areas of amenity grassland, and a playground. There would be some temporary environmental effects during construction, but this is not likely to be long term. There are no likely significant long-term impacts in terms of noise, waste, flooding, land contamination, highways, archaeology,

ecology or complex construction. Given the nature, scale and location of the proposal, the impacts of the development would not be significant in terms of the receiving environment and existing land uses.

It is concluded that this development would have some impact on the surrounding area. However, it has been judged that these would not be significant to warrant a formal Environmental Impact Assessment, the proposed development is of a scale similar to the existing use and development of the site and types of impact would not be markedly different in nature from the existing situation. Therefore, the opinion of the City Council, as Local Planning Authority, is that an Environmental Impact Assessment is not required in this instance.

This screening opinion relates to the requirements of an Environmental Impact Assessment only.

I trust this information is of some assistance to you. Should you require anything further please do not hesitate to contact **Robert Griffin**.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D W Jones', written in a cursive style.

Derek Jones

Section Planning Manager

APPENDIX 3 – MCR ACTIVE CONSULTEE COMMENTS

Lucy Furber

From: Fiona Pudge <f.pudge@mcractive.com>
Sent: 11 May 2023 09:10
To: Lucy Furber
Cc: Louise Harding
Subject: RE: [EXTERNAL] RE: Sandilands Primary School, Wythenshawe [Filed 12 May 2023 09:42]

Categories: Filed by Mail Manager

Morning Lucy

Thank you for reconsulting MCRactive on the revised proposal.

To note, MCRactive have a duty to consider planning policy requirements in our responses, and our starting point is to ensure any loss of playing field and/or sports facilities are replaced to an equivalent or better quantity (playing field or sports facility area) and quality (what the playing field can accommodate e.g. pitches). To that end I appreciate you have considered the quantitative loss in the revised proposal by providing a mini pitch to the front of the school which reduces the loss of playing field to 382m².

Given the loss is minimal and you have advised the applicant is willing to enter into a Community Use Agreement I consider this will be sufficient to meet MCRactive's strategic sport objectives. However, I cannot speak for Sport England, and you are advised to consult with them separately if you haven't already done so.

The above is subject to the planning application including the following information. All except the indoor sport/activity query could be dealt with via condition if required:

1. Playing field and pitch specifications to meet Sport England's 'Natural Turf for Sport' design guidance. The specification should be prepared by a Sports Turf Specialist to ensure it will be fit for purpose: <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/outdoor-surfaces>
2. Pitch sizes to meet the FA's recommended dimensions for the intended age groups: <https://www.thefa.com/get-involved/player/facility-development-and-technical-guidance>
3. Details of any existing indoor sport/activity provision and proposed.
4. Community Use Agreement. MCRactive can assist with identifying local sports club/teams who could benefit from use of the sports facilities. A template can be found on Sport England's website: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/community-use-agreements>

Please do contact me if you have any further queries.

Kind Regards

Fiona Pudge
Capital Development Manager
Email | f.pudge@mcractive.com



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Please consider the environment before printing this email

From: Lucy Furber <lfurber@iceniprojects.com>
Sent: Wednesday, May 3, 2023 5:04 PM
To: Fiona Pudge <f.pudge@mcractive.com>
Cc: Louise Harding <l.harding@mcractive.com>
Subject: [EXTERNAL] RE: Sandilands Primary School, Wythenshawe

Hi Fiona,

I hope you're well,

Thank you for your detailed comments, which have been really helpful.

In reviewing the comments, it is understood that the current playing field can accommodate:

- 2 x mini 5v5 football pitches (U7/U8)
- 1 x junior pitch (U13/U14)
- A MUGA area with four marked out courts.

The existing playing field area is 11,718 sq.m.

The proposed playing field area of the new school will total 9,916 sq.m. (when accounting for the narrow unusable area to the east of the proposed building), equating to a loss of 1,802 sq.m. This is based on the attached areas.

I appreciate that Sport England object to the loss of any playing field area, regardless of whether it is currently marked out as a pitch or not. However, we have considered the proposed site layout and can confirm that compared to the current pitch provision, with the new scheme, we will be able to re-provide the junior pitch and a mini football pitch on the proposed site, to the rear. However, there is not space to re-provide a second mini football pitch to match the existing provision on the rear field.

In response to this, we have considered whether we could make use of the landscaped area to the front of the proposed school building, and it has been confirmed that a mini pitch is capable of fitting in this area. Please see attached indicative plan. Whilst we would need to re-work the landscaping in this area to ensure it does not conflict with play on the pitch, in principle, do you think MCR Active and Sport England could support this strategy to mitigate the loss of the pitch at the rear of the site?

If not, we will need your assistance in devising an alternative appropriate mitigation solution. We understand that this will entail a Community Use Agreement as part of any strategy.

We intend to submit the planning application in 2 weeks time, so it would be beneficial to gain some feedback/advice on this potential solution from MCR Active, which we can then use to discuss with Sport England, as quickly as possible.

r.e. the sports hall query, I will respond to this under a separate email.

I look forward to receiving your comments.

Kind regards

Lucy

Lucy Furber

Senior Planner, Planning

telephone: 0161 509 2840

mobile: 07825 517 718

email: lfurber@iceniprojects.com



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From: Fiona Pudge <f.pudge@mcractive.com>

Sent: Monday, April 17, 2023 1:31 PM

To: Lucy Furber <lfurber@iceniprojects.com>

Cc: Louise Harding <l.harding@mcractive.com>

Subject: RE: Sandilands Primary School, Wythenshawe [Filed 18 Apr 2023 09:11]

Hello Lucy

Thank you for giving MCRactive the opportunity to comment on the plans for this school redevelopment.

I have provided fairly detailed comments in the attached document informed by the relevant sports needs assessments and strategies, planning policy requirements, and sports design.

I will be more than happy to discuss the comments made, should you require clarification and/or assistance with a mitigation proposal.

Kind Regards

Fiona Pudge

Capital Development Manager

Email | f.pudge@mcractive.com

Tel: 07719 070268



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Please consider the environment before printing this email

From: Louise Harding <l.harding@mcractive.com>
Sent: Thursday, April 6, 2023 3:57 PM
To: Fiona Pudge <f.pudge@mcractive.com>
Subject: Sandilands Primary School, Wythenshawe

Hi Fi,

Can you have a look at this when you get chance.

Thanks,
Kind regards,

Louise

Louise Harding
Facility Strategy & Capital Projects Lead
Email | l.harding@mcractive.com
Telephone | +44 (0)7931 471403

Address | C/o National Squash Centre & Regional Arena, Etihad Campus, Gate 13, Rowsley Street, Manchester M11 3FF



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From: Lucy Furber <LFurber@iceniprojects.com>
Sent: Monday, April 3, 2023 3:28 PM
To: Louise Harding <l.harding@mcractive.com>
Subject: [EXTERNAL] RE: Sandilands Primary School, Wythenshawe

Hi,

****Please ignore first email below and refer to this one instead****

I am getting in touch to discuss the proposals for the demolition and rebuild of Sandiland's Primary School, Wythenshawe, Manchester.

Tilbury Douglas have been appointed as the design and build contractor on behalf of the Department for Education, and Ellis Williams are the appointed architect. A series of client engagement meetings have taken place over recent months with technical consultants and the school, to advance the scheme beyond the control option. The layout is now broadly fixed, and most technical reports will be underway shortly.

I wanted to get in touch with you to let you know about the proposals in case you had any comments ahead of the submission of the planning application in the next few months.

From a playing pitch aspect, we have tried to work out what existing sports pitch provision is available on site using aerial photos, to understand what sporting capabilities the playing field offers. We have provided a summary below.

Current capacity of the site

Football pitch

- From satellite images from circa 2009, we understand that the field provides a U13/U14 Youth Football pitch (without run-off) (you can see it extremely faintly-see attached!).

Mini pitches

- We have also identified that there are 2 No. 5 v 5 mini pitches marked out on the field and this is confirmed via the Council's Playing Pitch and Outdoor Sport Assessment Report (PPOSAR, June 2022). This pitch is identified as poor standard, and not available for community use currently.

MUGA

- The PPOSA report also identifies that there is an existing MUGA on site with 4 courts. We are keeping these courts as they are and not touching them .

We have considered this existing provision and, whilst we are losing some of the quantum of playing field, it looks like we can re-provide the two mini pitches and the larger pitch including run-off, as shown on the proposed site plan.

I would be grateful if you can please advise if you have any comments on the plans, so I can pass to the project team.

Kind regards

Lucy

Lucy Furber

Senior Planner, Planning

telephone:

mobile: 07825 517 718

email: LFurber@iceniprojects.com



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From: Lucy Furber <LFurber@iceniprojects.com>

Sent: Monday, April 3, 2023 3:21 PM

To: I.harding@mcractive.com

Subject: Sandilands Primary School, Wythenshawe [Filed 03 Apr 2023 15:22]

Dear Louise,

I hope you're well,

I am getting in touch to discuss the proposals for the demolition and rebuild of Sandiland's Primary School, Wythenshawe.

Tilbury Douglas have been appointed as the design and build contractor on behalf of the Department for Education, and Ellis Williams are the appointed architect. A series of client engagement meetings have taken place over recent months with technical consultants and the school, to advance the scheme beyond the control option. The layout is now broadly fixed, and most technical reports will be underway shortly. We recently met with Rob Griffin and Des Jones (in the Planning Team at MCC) to discuss the scheme, and they have advised that we contact Sport England, and yourself, to let you know about the proposals in case you had any comments ahead of the submission of the planning application in the next few months.

From a playing pitch aspect, we have tried to work out what existing sports pitch provision is available on site using aerial photos, as we know Sport England like to understand what sporting capabilities the playing field offers. We have provided a summary below.

Current capacity of the site

Football pitch

- From satellite images from circa 2009, we understand that the pitch provides 2no. existing Mini Soccer U7-U8 – 33.2 x 20m playing fields and a U13/U14 Youth Football pitch (without run-off) (you can see it extremely faintly-see attached!).

Mini pitches

- We have also identified that there are 2 No. 5 v 5 mini pitches marked out and this is confirmed via the Council's Playing Pitch and Outdoor Sport Assessment Report (PPOSAR, June 2022). This pitch is identified as poor standard, and not available for community use currently.

MUGA

- The PPOSA report also identifies that there is an existing MUGA on site with 4 courts. We are keeping these courts as they are and not touching them .

We have considered this existing provision and, whilst we are losing some of the quantum of playing field, it looks like we can re-provide the two mini pitches and the larger pitch including run-off, as shown on the proposed site plan.

I would be grateful if you can please advise if you have any comments on the plans, so I can pass to the project team.

Kind regards

Lucy

Lucy Furber

Senior Planner, Planning

telephone:

mobile: 07825 517 718

email: LFurber@icenipprojects.com



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