



PLANNING STATEMENT

MORGAN SINDALL CONSTRUCTION (ON BEHALF OF DEPARTMENT FOR EDUCATION)

FORMER NEWALL GREEN HIGH SCHOOL, GREENBROW ROAD,
WYTHENSHAW, MANCHESTER, M23 2SX



PLANNING STATEMENT

**On behalf of: MORGAN SINDALL CONSTRUCTION (ON BEHALF OF
DEPARTMENT FOR EDUCATION)**

**In respect of: FORMER NEWALL GREEN HIGH SCHOOL, GREENBROW
ROAD, WYTHENSHAW, MANCHESTER, M23 2SX**

Date: 2023

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Contents

1.0	INTRODUCTION	4
2.0	SITE DESCRIPTION AND PLANNING HISTORY	7
3.0	THE PROPOSED DEVELOPMENT	10
4.0	PLANNING POLICY CONTEXT	13
5.0	PLANNING ASSESSMENT	22
6.0	SUMMARY AND CONCLUSION.....	37

1.0 Introduction

- 1.1 This Planning Statement ('the Statement') has been prepared on behalf of our client, Morgan Sindall Construction (on behalf of the Department for Education), to assist Manchester City Council ('the LPA') in the consideration of a full planning application for the partial demolition of existing buildings to the north of the main school building and refurbishment and extensions to the main school building, with associated hardstanding and landscape works ('the Proposed Development') at Former Newall Green High School, Greenbrow Road, Wythenshawe, Manchester, M23 2SX ('the Site').
- 1.2 This Statement provides an assessment of the Proposed Development having regard to relevant national and local planning policies and is presented in the following structure:
- Chapter 2 – Site Description and Planning History
 - Chapter 3 – Proposed Development
 - Chapter 4 – Planning Policy Context
 - Chapter 5 – Planning Assessment
 - Chapter 6 – Summary and Conclusions
- 1.3 This Statement should be read in conjunction with the following documents which accompany the planning application package:
- Application Forms and Ownership Certificates
 - Covering Letter (ref: L004)
 - Plans pack prepared by Intelligence Buildings Infrastructure, including:
 - FS0998-IBI-XX-XX-D-A-3001 Location Plan
 - FS0998-IBI-A-2-00-D-A-3101 Ground Floor GA Plan
 - FS0998-IBI-A-2-01-D-A-3102 First Floor GA Plan
 - FS0998-IBI-A-2-RL-D-A-3103 Roof Plan
 - FS0998-IBI-A-2-00-D-A-3104 Demolition Plan – Ground Floor
 - FS0998-IBI-A-2-01-D-A-3105 Demolition Plan – First Floor
 - FS0998-IBI-A-2-00-D-A-3109 Refurbishment and Remodelling Strategy – Ground Floor
 - FS0998-IBI-A-2-01-D-A-3110 Refurbishment Strategy – First Floor
 - FS0998-IBI-A-2-01-D-A-3111 Circulation Strategy – Ground Floor
 - FS0998-IBI-A-2-01-D-A-3112 Circulation Strategy – First Floor
 - FS0998-IBI-A-2-00-D-A-3190 Existing Ground Floor GA Plan
 - FS0998-IBI-A-2-01-D-A-3191 Existing First Floor GA Plan
 - FS0998-IBI-A-2-RL-D-A-3192 Existing Roof Plan
 - FS0998-IBI-A-3-XX-D-A-3201 GA Elevation
 - FS0998-IBI-A-3-XX-D-A-3293 Existing GA Elevations
 - FS0998-IBI-A-4-XX-D-A-3301 GA Sections
 - FS0998-IBI-A-4-XX-D-A-3302 GA Sections
 - FS0998-IBI-A-4-XX-D-A-3394 Existing GA Sections

- FS0998-IBI-A-14-XX-D-L-7001 External Works General Arrangement Plan
- Landscape plans prepared by Intelligence Buildings Infrastructure, including:
 - FS0998-IBI-A-14-XX-D-L-7001 External Works GA Plan
 - FS0998-IBI-A-14-XX-D-L-7003 External Works Boundaries Plan
 - FS0998-IBI-A-14-XX-D-L-7004 External Hardworks Plan
 - FS0998-IBI-A-14-XX-D-L-7005 External Works Green Infrastructure Plan
 - FS0998-IBI-A-14-XX-D-L-7007 External Works Vegetation to be Removed # Retained
 - FS0998-IBI-A-14-XX-D-L-7008 External Works BB103 Calculation Comparison Plan
 - FS0998-IBI-A-14-XX-D-L-7010 External Works Levels Plan
 - FS0998-IBI-A-14-XX-D-L-7012 External Works Existing Site Plan
 - FS0998-IBI-A-14-XX-D-L-7013 External Works Site Sections
- Planning Statement by DPP (ref: R001)
- Statement of Community Involvement by DPP (ref: R002)
- Design and Access Statement by Intelligence Buildings Infrastructure (ref: FS0998-IBI-XX-XX-T-A-1001)
- Transport Statement by Flinders Chase (ref: FS0998-FCL-HGN-00-RP-D-0001_P03)
- Preliminary Ecological Assessment Report by Syntegra Consulting (ref: 22-9204)
- Biodiversity Impact Calculation Report by Syntegra Consulting (ref: 22-9204-Dixons-BNG-V1)
- Biodiversity Net Gain metrics spreadsheet by Syntegra Consulting (ref: Dixons_Academy_BNG_V4.0.xlsm)
- Phase 1 Geoenvironmental Desk Study by agb Environmental (ref: FS0998-AGB-XX-XX-T-G-0001-GEO-REPORT-PH1-S03)
- Phase 2 Geoenvironmental Site Investigation Report (ref: FS0998-AGB-XX-XX-T-G-0002-GEO-REPORT-PH2-S03)
- Supplementary Ground Investigations by Clancy Consulting (ref: FS0998-CCL-XX-XX-T-G-0001)
- Flood Risk Assessment and Drainage Strategy by Clancy Consulting (ref: FS0998-CCL-SE-8-XX-T-C-0101)
- Air Quality Assessment by Hoare Lea (ref: FS0998-HLEA-ZZ-ZZ-T-O-0007)
- Noise Impact Assessment by SRL Technical Services (ref: FS0998-SRL-XX-XX-T-J-002-P01)
- Ventilation and Extraction Statement by Hoare Lea (ref: FS0998-HLEA-M01.3-XX-T-M-0101)
- Energy Statement by Hoare Lea (ref: FS0998-HLEA-ZZ-ZZ-T-O-0003)
- Construction and Demolition Management Plan by Morgan Sindall Construction (ref: FS0998-MSC-XX-XX-T-MC-21)
- Phasing Plans prepared by Morgan Sindall Construction
- Waste Management Plan by Morgan Sindall Construction
- Local Labour Agreement by Morgan Sindall Construction
- Education Facilities Statement by Dixons Academies Trust
- Arboricultural Implications Assessment by Syntegra Consulting (ref: 23-10490)
- Arboricultural Method Statement and Tree Protection Plan by Syntegra Consulting (ref: 23-10490)

- Great Crested Newt Survey by Syntegra (ref: 23-10490)
- Crime Impact Statement by Greater Manchester Police – to follow

2.0 Site Description and Planning History

Site Description

- 2.1 The Site comprises the former Newall Green High School premises, located off Greenbrow Road. It extends to approximately 2.86 hectares and consists of several buildings, as well as hardstanding and green space including a 3G synthetic playing field to the north of the buildings. The main school building is an inverted L-shape and sits relatively central in the campus. This building is situated to the south of numerous extensions and buildings also associated with the former school.
- 2.2 To the south of the central block is the main entrance to the school for those arriving on foot or by vehicle. There is a designated drop off zone provided just off Greenbrow Road with an area of parking adjacent to this.
- 2.3 In terms of the surrounding area, the Site is bound by Greenbrow Road to the east and Clay Lane to the west. A public house (Newall Green) and a SEND sixth form are situated to the east of the Site. The larger, linear sixth-form building and associated parking is accessed via the access road in the east of the Site. It is understood that this access road would still be shared between the two education facilities. Residential properties surround the Site to the north, north-east, south and west. Further north of the Site, where Clay Lane meets Floats Road, Roundthorn Industrial Estate and Roundthorn Business Park are located, which stretch northwards until they meet the A560. Wythenshawe Hospital also lies within this industrial site.
- 2.4 Currently, vehicular and pedestrian access to the school is provided off Greenbrow Road with three separate points of access for pedestrians.
- 2.5 Bus stops are situated to the north and south of the Site on Greenbrow Road, which provide frequent services throughout Wythenshawe, Stockport, Manchester city centre and Altrincham. It is therefore considered that the Site is situated within a sustainable location.
- 2.6 The Site is not within a Conservation Area but there are three Grade II Listed farm buildings (Listing ID refs: 1220351, 1197897 and 1291017) to the south-west of the Site, approximately 135m from the Site.
- 2.7 The Environment Agency's mapping indicates that the Site is entirely located in Flood Zone 1 and therefore, it is not at risk of fluvial flooding. The Site is also at low risk of surface water flooding from all other sources.

Planning History

2.8 An online search of the LPA's planning application portal indicates that the Site has the following planning history:

Application Reference	Description	Decision
135845/FO/2022	Erection of two temporary teaching and school accommodation buildings (Use Class F1) for a period of 3 years	Approved
116841/FO/2017	Installation of a new roof covering over the existing flat roof areas	Approved
109071/FO/2015/S2	Installation of cycle and scooter shelter and 4 x streetpods, together with the erection of a single storey double garage and creation of 4 car parking spaces	Approved
094509/NMC/2010/S2	CITY COUNCIL DEVELOPMENT - NON MATERIAL AMENDMENT to planning permission 092516/VO/2010/S2 for elevational alterations	Approved
092516/VO/2010/S2	CITY COUNCIL DEVELOPMENT Erection of single storey side extension to existing high school	Approved
091879/FO/2009/S2	Erection of canopy to front of school house with 3 metre fence and gate to canopy and 3 metre high fence to football pitch area	Approved
080454/FO/2006/S2	Retrospective application for a 12 metre ball stop netting fence and associated poles adjacent to boundary to the rear of 2 to 20 Capenhurst Close	Approved
079637/VO/2006/S2	CITY COUNCIL DEVELOPMENT provision of two storey temporary teaching accommodation for a period of two years during construction of new school building	Temporarily Approved
070206/FO/2003/S2	Erection of first floor extension to form additional classrooms and changing facilities	Approved
062947/FO/SOUTH2/01	Erection of a single storey portakabin type classroom in existing playground for a temporary period of 2 years	Approved
062177/FO/SOUTH2/01	Single storey extension to existing office and print room	Approved
062077/FO/SOUTH2/01	Retrospective erection of single storey modular building for a temporary period of 3 years.	Approved
060321/FO/SOUTH2/00	First floor extension to form dance studio, changing facilities, table tennis centre and	Approved

Application Reference	Description	Decision
	ancillary facilities and a ground floor extension to form a new entrance, reception and fitness studio.	
055149/FO/SOUTH3/98	Retrospective application for erection of a single storey modular building	Approved
050010/VO/SOUTH3/96	CITY COUNCIL DEVELOPMENT Erection of a single storey building to form a teaching block	Approved
048804/VO/SOUTH3/95	CITY COUNCIL DEVELOPMENT Erection of a single storey building to form therapy suite for disabled pupils	Approved
046807/VO/SOUTH3/94	CITY COUNCIL DEVELOPMENT Construction of 2no.external lifts to Greenbrow Road elevation to provide disabled access between ground and first floor levels	Approved
045232/VO/SOUTH3/94	CITY COUNCIL DEVELOPMENT Erection of part single/part two storey extensions to existing school to form science block, sports hall, teaching block, escape stairs & store, and dining room	Approved
023132	CITY COUNCIL DEVELOPMENT Erection of a pre-cast concrete garage for school mini-buses	Permitted Development

- 2.9 Application reference 135845/FO/2022 for the erection of two temporary teaching and school accommodation buildings relates directly to the permanent proposals under this application. The provision of temporary accommodation is necessary to facilitate the reopening of the school for the new academic year beginning in September 2023. The reopening of the academy and use of the accommodation will occur concurrently with refurbishment works across the wider academy estate to deliver state-of-the-art learning spaces for its pupils.

3.0 The Proposed Development

- 3.1 The Proposed Development will see the partial demolition of the existing school buildings to the north of the main school building and refurbishment and extensions to the main school building, with associated hardstanding and landscape works at the Site.

Need for Development

- 3.1 At the end of the 2020/21 academic year, Newall Green Academy closed following a decision to do so by the Prospere Learning Trust who then ran the school. The rationale for the closure of the school was due to falling student numbers and a poor Ofsted record, which previously rated the academy as inadequate. The academy, when operational, provided 900 comprehensive secondary school and sixth form school places, albeit, in the year prior to its closure only 437 students were enrolled. Since its closure, it has been determined that the academy places are, in fact, required. The Dixon Academies Trust ('the Trust') now intend to reopen Newall Green Academy and provide a state-of-the-art local academy serving education establishment.
- 3.2 The Trust's estate vision and ambition for Dixons (Manchester) over the next 5 years is to consolidate the school and grow it, through the Proposed Development, to fill the maximum secondary school places of 750 pupils. It should be noted that this is a decrease from the previous capacity of the existing school on the Site, which is understood to be 900 pupils.
- 3.3 The opportunity presented to deliver state-of-the-art facilities and reopen Newall Green Academy will enable the Trust's to open their second school within the Wythenshawe area, alongside Dixons Brooklands Academy, which is situated c. 1.7 miles from Newall Green.

Design and Layout

- 3.4 The Proposed Development will see the retention of the central 'L' shaped building in the centre of the site, demolition of the buildings to the north of this, and three extensions to the retained building to provide a two-storey classroom block, a new stair tower and a sports hall. Development of the site into a single block provides a layout more suited for educational establishments; staff will have views and good site lines to large open spaces, allowing for continuous supervision of pupils. The proposed demolition and replacement extensions allow for simple segregation of the building for out of hours community use and will increase the amount of hard and soft open space within the site, where the buildings to be demolished is currently situated.
- 3.5 In summary, as a result of the proposals, the school will comprise the following:

Ground Floor

- Sports Hall
- Changing Rooms
- Design and Technology room
- PE store

- Main hall
- School offices and ancillary rooms
- General classrooms x 9
- Food technology room
- Art room
- Dining hall
- School kitchen
- Drama room
- Music room and practice rooms
- Learning resource centre

First Floor

- Science labs x 6
- General classrooms x 12
- ICT classrooms x 2

- 3.6 Externally, the extensions have been designed to match the existing building with shot-blasted exposed blockwork and white render proposed for the classroom extension, and shot-blasted exposed blockwork and new built-up steel standing seam cladding proposed for the stair tower and sports hall.
- 3.7 The extensions will have green roofs and PVs on the roofs, whilst PVs will also be added to the roof of the southern block which is to be retained.
- 3.8 The demolition will result in the creation of new hard standing for informal play in the centre of the Site, whilst informal soft and biodiversity areas with tree planting are proposed to the north of this. The 3G synthetic pitch in the north-western corner of the Site will also be enhanced as part of the proposals.

Access and Parking

- 3.9 The intention is to retain the access points and reinstate the access from Clay Lane to the west for servicing purposes.
- 3.10 In the existing main car park, the existing drop off zone will be replaced by more standard parking spaces, whilst 5 drop off bays will be provided in the western portion of the car park. Overall, the main car park will comprise 69 parking spaces, including 4 accessible spaces, the 5 drop off bays and 14 EV charging points. The car park will operate an 'in and out' system with cars entering in the south and exiting in the north. The car park will remain outside of the secure line of the school site and have an increase of 23 parking spaces from current numbers (from 46 existing spaces).

- 3.11 The proposals will also result in the provision of 6 new parking spaces (including 3 accessible spaces, 2 standard parking spaces, and 1 minibus space) to the south of the sports hall, as well as 3 new cycle stands providing 6 cycle parking spaces.
- 3.12 Overall, the parking spaces on the Site will increase from 46 to 75.
- 3.13 A total of 266 standard cycle parking spaces will be available across the Site for pupils, staff and visitors to use.

Landscaping

- 3.14 The new school building is proposed to be surrounded by a rich landscaping scheme, with the introduction of an additional 35 trees. The space which is created through the demolition of the existing single storey buildings to the rear of the school will be replaced with a mixture of hard landscaping areas along with a proposed new grass area.
- 3.15 In terms of sport provision, the existing MUGA which is currently unusable will be brought back into use and improved through the implementation of a new MUGA carpet on the existing sub base layer.
- 3.16 The plan also proposes to increase hedge planting and introduce allotment planting in various pockets across the Site, as well as a biodiversity nature area in the east of the Site, which will all help to increase biodiversity.
- 3.17 A new 2.4m perimeter fence is proposed around the southern portion of the Site, whilst the existing fences along the perimeter and within the Site will be retained.
- 3.18 The new sports hall and enhanced 3G synthetic pitch will be available for community use, promoting the protection and enhancement of sports facilities, to facilitate greater levels of activity for all ages.

4.0 Planning Policy Context

- 4.1 Applications for planning permission should be considered in terms of policies contained within the National Planning Policy Framework (NPPF) and the Development Plan, which comprises the Manchester City Council Core Strategy (adopted July 2012) and the Manchester City Council Unitary Development Plan (UDP) 'saved' policies (policies 'saved' in 2007), as well as any relevant supplementary planning documents.

National Planning Policy Framework

- 4.2 A revised version of the NPPF was published in July 2021, superseding the February 2019 version, and sets out the Government's proposed economic, social and environmental planning policies for England.
- 4.3 The NPPF also carries forward the requirement for Local Planning Authorities to approve development proposals that accord with an up-to-date development plan without delay, or where the policies most important for determining the application are out of date, granting permission unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits.
- 4.4 The following sections are most relevant to the Proposed Development:
- Section 2 – Achieving Sustainable Development
 - Section 8 – Promoting Healthy and Safe Communities
 - Section 9 – Promoting Sustainable Transport
 - Section 11 – Making Effective Use of Land
 - Section 12 – Achieving Well-Designed Places
 - Section 14 – Meeting the challenge of climate change, flooding and coastal change
- 4.5 These sections are summarised below.

Achieving Sustainable Development

- 4.6 The NPPF defines Sustainable Development as '*meeting the needs of the present without compromising the ability of future generations to meet their own needs*'. At paragraph 8, it sets out three overarching and interdependent objectives, stating that these should be pursued in mutually supportive ways:
- '*An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - '*A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future*

generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- *An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy'.*

Promoting Healthy and Safe Communities

4.7 Paragraph 95 stipulates that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

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

4.8 Paragraph 99 notes that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- *'an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use'.*

Promoting Sustainable Transport

4.9 Paragraph 104 of the NPPF states that opportunities to promote walking, cycling and public transport use should be pursued by development proposals. Paragraph 103 adds to this by encouraging development in locations which are or can be made sustainable, through limiting the need to travel whilst offering a genuine choice of transport modes.

4.10 Paragraph 110 notes that LPAs should ensure that safe and suitable access to the site can be achieved for all users, and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

- 4.11 Paragraph 111 requires that 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.
- 4.12 Paragraph 113 of the NPPF requires all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

Making Effective Use of Land

- 4.13 This section encourages the effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment, and ensuring safe and healthy living conditions.
- 4.14 Paragraph 124 stipulates that planning policies and decisions should support development that makes efficient use of land, taking into account the identified need for specific forms of development and the availability of land suitable for accommodating it, as well as the desirability of promoting regeneration and change, and the importance of securing well-designed, attractive and healthy places.

Achieving Well-designed Places

- 4.15 This section states planning decisions should ensure that developments:
- *‘will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience’ (paragraph 130).*

Planning Policy Statement – Planning for Schools Development

- 4.16 This Planning Policy Statement (PPS) was published in August 2011 and sets out the Government's commitment to ensuring there is sufficient provision to meet the growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards.
- 4.17 The PPS stipulates that there should be a presumption in favour of the development of state-funded schools, in accordance with the NPPF.
- 4.18 The PPS also asserts that LPAs should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions and that they should make full use of their planning powers to support state-funded schools.

The Development Plan

- 4.19 As discussed above, the Development Plan for the Site comprises the Manchester core Strategy, Greater Manchester Joint Waste Development Plan, Greater Manchester Joint Minerals Development Plan and the Manchester Unitary Development Plan (UDP) 'saved' policies. The relevant policies are set out below:

Manchester Core Strategy 2012 – 2027

- 4.20 The Site is allocated as being situated within the Wythenshawe policy area which is covered by **Core Strategy Policy EC 10 – Wythenshawe**. This policy relates to employment uses and economic development, which is not relevant to the Proposed Development. The Site is also situated in a new residential area under **Core Strategy Policy H 7 – Wythenshawe**, which is also not relevant to the Proposed Development.
- 4.21 It is noted that under **Core Strategy Policy EN13 – Green Belt**, the far western extent of the Site is included in the Green Belt, however, no development is proposed in this area and as such, there will be no impacts upon the openness of the Green Belt. The refuse store for the school is situated in this location but that will remain as existing.
- 4.22 The following adopted Core Strategy policies are also considered relevant to the Proposed Development:
- 4.23 **Policy SP 1 – Spatial Principles**, states that development in all parts of the city should:
- Make a positive contribution to neighbourhoods of choice including-
 - creating well designed places that enhance or create character.
 - making a positive contribution to the health, safety and wellbeing of residents
 - considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.

- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
 - Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.
- 4.24 **Policy T 1 – Sustainable Transport**, states that the Council will support schemes which facilitate modes of transport that reduce carbon emissions e.g. by incorporating charging points for electric vehicles, subject to their appropriate design and location, reduce the negative impacts of road traffic, for example, congestion, air pollution and road accident casualties, and take account of the needs of road users according to a broad hierarchy consisting of, in order of priority:
1. Pedestrians and disabled people
 2. Cyclists, public transport
 3. Commercial access
 4. General off peak traffic
 5. General peak time traffic
- 4.25 **Policy T 2 – Accessible Areas of Opportunity and Need**, states that all new development should provide appropriate car parking facilities, taking account of the guidance in appendix B of the Core Strategy. The car parking standards are maximums and the cycle and disabled car parking standards are minimums. However, the Council will take the circumstances of each proposal into account to establish what level of parking is appropriate. The car and cycle parking standards for higher education proposals are as follows:
- Car parking: 1 space per 2 staff
 - Accessible parking: case by case basis
 - Cycle parking: 1 space per 5 staff plus 1 space per 3 students
- 4.26 **Policy EN 1 – Design Principles and strategic Character Areas**, states that Wythenshawe was developed along the principles of the ‘garden city’ movement. The principal features to be retained in any new development is the sense of the existing low rise suburban character set within soft landscape.
- 4.27 **Policy EN 3 – Heritage**, states that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings.
- 4.28 **Policy EN 4 – Reducing CO2 emissions by enabling low and zero carbon development**, states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions:
- All development must follow the principle of Energy Hierarchy, being designed to:
 - reduce the need for energy through design features that provide passive heating, natural lighting and cooling;
 - reduce the need for energy through energy efficient features such as improved insulation and glazing; and

- meet residual energy requirements through the use of low or zero carbon energy generating technologies.

4.29 **Policy EN 6 – Target Framework for CO₂ Reductions from Low or Zero Carbon Energy Supplies**, states that applications for developments over 1,000 sq m will be expected as a minimum to meet the target shown in Table 12.2 of the Core Strategy, unless this can be shown not to be viable. This should be demonstrated through an energy statement, which may be 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. The target framework relates to three broad development locations and their potential for low and zero carbon, decentralised energy. The areas are defined as follows:

- Target 1 Network development areas: Locations where the proximity of new and existing buildings, the mix of uses and density of development provide the right conditions to support district heating (and cooling).
- Target 2 Electricity intense areas: Locations where the predominant building type has an all-electric fit-out such as retail units and leisure complexes.
- Target 3 Micro-generation areas: Locations where lower densities and a fragmented mix of uses tend to mean that only building scale solutions are practical.

4.30 Where the CO₂ emissions reduction required under any future revision to Part L of the building regulations becomes greater than the ‘% Minimum requirement’, the reduction required under building regulations would apply.

4.31 **Policy EN 8 – Adaptation to Climate Change**, states that all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO₂ mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.

4.32 **Policy EN 9 – Green Infrastructure** states that development should maintain green infrastructure in terms of its quantity, quality and function. Developers should 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.

4.33 **Policy EN 10 – Safeguarding Open Space, Sport and Recreation Facilities**, states proposals that improve the quality and quantity of accessible open space, sport and recreation in the local area and improve access to open space for disabled people will be supported. Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- *equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or*
- *the site has been demonstrated to be surplus for its current open space, sport or recreation function and the citywide standards set out above are maintained, and*

- *it could not fulfil other unsatisfied open space, sport or recreation needs, and*
- *a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area.*

- 4.34 **Policy EN 12 – Area priorities for Open Space, Sport and Recreation** confirms that the priority for open space, sport and recreation in the Wythenshawe area of the city, as set out in Manchester's Strategic Open Space, Sport and Recreation Study is to improve existing facilities and sites.
- 4.35 **Policy EN 15 – Biodiversity and Geological Conservation** states that 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.
- 4.36 **Policy EN 16 – Air Quality** seeks to improve the air quality within Manchester. Developers will be required to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development as well as emissions created by the development itself.
- 4.37 **Policy EN 17 – Water Quality** requires development to avoid any adverse impact on water quality. Development should minimise surface water run-off and maximise the use of sustainable drainage systems.
- 4.38 **Policy EN 18 – Contaminated Land and Ground Stability** describes how the Council will give priority for the remediation of contaminated land to strategic locations as identified within this document. Any proposal for development of contaminated land must be accompanied by a health risk assessment. Additionally, all new development within former mining areas shall undertake an assessment of any associated risk to the proposed development and, if necessary, incorporate appropriate mitigation measures to address them.
- 4.39 **Policy EN 19 – Waste**, states that all developers will be required to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.
- 4.40 **Policy DM 1 – Development Management**, states that development should have regard to specific issues such as, inter alia; design, amenity, crime, health, refuse, access, car parking, biodiversity, green infrastructure, drainage and energy.

‘Saved’ Unitary Development Plan Policies

- 4.41 The Core Strategy replaced much of the UDP but some policies are extant. The following extant policy from the UDP is considered to be relevant to the proposals:
- 4.42 **Policy DC26.1 – Development and Noise**, states the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the city. In giving effect to this intention, the Council will consider both:

- a) The effect of new development proposals which are likely to be generators of noise; and
- b) The implications of new development being exposed to existing noise sources which are effectively outside planning control.

4.43 **Policy DC26.2** states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced.

Other material considerations

4.44 **Guide to Developing in Manchester SPD** – This SPD sets out the principles to developing in Manchester both in terms of design and environmental standards.

Emerging Plans

Places for Everyone: Publication Plan

- 4.45 The Places for Everyone: Submission Plan (the joint Development Plan Document for nine districts in Greater Manchester), was submitted to the Secretary of State for examination on 14th February 2022. Examination is still taking place. The emerging policies relevant to this application are set out below, and can be afforded, limited weight at this present time. The Site is not allocated for development within the draft policies Proposals Map for the Places for Everyone: Publication Plan.
- 4.46 As previously outlined, part of the site ever so slightly intrudes on the green belt. However, this part of the Green Belt is proposed to be deleted by the Places for Everyone Plan, to enable the development of Mediapark which is proposed to be allocated to the west of the Site, beyond Clay Lane, under Policy JP Allocation 3.1.
- 4.47 The other draft policies of relevance to the Site and the Proposed Development are as follows:
- Policy JP-S 1 Sustainable Development
 - Policy JP-S 2 Carbon and Energy
 - Policy JP-S 4 Resilience
 - Policy JP-S 5 Flood Risk and the Water Environment
 - Policy JP-S 6 Clean Air
 - Policy JP-S 7 Resource Efficiency
 - Policy JP-G 2 Green Infrastructure Network
 - Policy JP-G 7 Trees and Woodland
 - Policy JP-G 8 Standards for Greener Places
 - Policy JP-G 9 A Net Enhancement of Biodiversity and Geodiversity
 - Policy JP-P 1 Sustainable Places
 - Policy JP-P 5 Education, Skills and Knowledge
 - Policy JP-P 6 Health

- Policy JP-P 7 Sport and Recreation
- Policy JP-C 7 Transport Requirements of New Development
- Policy JP-C 1 An Integrated Network
- Policy JP-C 4 Streets for All
- Policy JP-C 5 Walking and Cycling
- Policy JP-C 7 Transport Requirements for New Development

5.0 Planning Assessment

5.1 The planning policy review in Section 4.0 has established the local and national planning policy considerations which are relevant to the consideration of the Proposed Development. This section will go on to consider the Proposed Development against the following wider planning policy framework:

- The Principle of Development
- Other Material Planning Considerations:
 - Sport and Recreation
 - Design and Layout
 - Heritage
 - Amenity
 - Ecology and Biodiversity
 - Sustainability
 - Highways and Parking
 - Trees and Landscaping
 - Flood Risk and Drainage
 - Ground Conditions
 - Ventilation and Extraction

5.2 These matters will be addressed in turn below.

The Principle of Development

5.3 The starting point for the assessment of planning applications as set out by S38 (6) of the Planning and Compulsory Purchase Act 2004, is the adopted Development Plan, unless material considerations indicate otherwise. In this instance the adopted Development Plan comprises the Manchester Core Strategy and the 'saved' policies of the Manchester Unitary Development Plan (UDP) (1995). Limited weight is also afforded to the emerging Places for Everyone Plan.

5.4 The need for new schools is vital and this is evident in planning policy at all levels seeking to provide replacement or new educational facilities to meet the needs of an expanding population. Indeed, paragraphs 95 and 123 of the NPPF acknowledge the importance of providing a sufficient choice of school places, requiring that great weight should be given to the need to expand or alter schools and supporting proposals to make more effective use of existing school sites.

5.5 This is reiterated within the policy statement regarding Planning for Schools Development (2011), stating that the planning system should operate in a positive manner when dealing with proposals for the creation of state-funded schools.

5.6 The Site in question is an existing school site and therefore, even though the existing buildings are not currently in use, the principle of education use on the Site is already established.

- 5.7 It is argued that bringing a vacant school site back into use for educational purposes and to expand the school to provide the required 750 secondary school places can and should be supported by the LPA. This has been reflected in previous discussions with the LPA in which it was confirmed that the principle of the refurbishment and development of the school is one that they are supportive of, on the basis that the proposed works would improve the energy efficiency of the school buildings and remove older elements of the school which are no longer suitable for educational use. It was also confirmed that the proposals would not have an impact on the Green Belt.

Other Material Considerations

Sport and Recreation

- 5.8 One element of the Proposed Development relates to the demolition of a Sports Hall building, therefore there is a policy requirement to assess the impact of this. At a national level, the NPPF supports the protection and enhancement of opportunities for sport and physical activity in Section 8 – Promoting healthy and safe communities. Paragraph 99 of the NPPF states:

“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the Proposed Development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use”.*

- 5.9 **Policy EN 10 – ‘Safeguarding Open Space, Sport and Recreation Facilities’** indicates that the Council will seek to retain and improve existing open spaces, sport and recreation facilities and provide a network of diverse, multi-functional open spaces. Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or
- the site has been demonstrated to be surplus for its current open space, sport or recreation function and that citywide standards are maintained, and
 - it could not fulfil other unsatisfied open space, sport or recreation needs, and
 - a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area.

- 5.10 **Policy EN 12 – ‘Area priorities for Open Space, Sport and Recreation’** confirms that the priority for open space, sport and recreation in the Wythenshawe area of the city, as set out in Manchester's Strategic Open Space, Sport and Recreation Study is to improve existing facilities and sites.

Existing Sport and Recreation Facilities and Assessment

5.11 It is understood that the Site currently comprises the following sport facilities:

- 4 court sports hall: 569sqm
- Dance Studio: 196sqm
- Gym (Activity Studio): 270sqm
- 5 grass pitches on the playing field to the southwest of the Site and separated from the school by Clay Lane to the west. These pitches are currently used by Wythenshawe Celtic FC, despite the Playing Pitch and Outdoor Sport Strategy identifying the pitches as disused in 2021, which was most likely related to COVID-19 rather than the closure of the school

5.12 The overall indoor sports provision is 1,035sqm, however, it should be noted that the indoor facilities are currently vacant and not in use, along with the rest of the buildings on the Site. Moreover, the current 6,100sqm 3G pitch on the Site has been condemned due to its poor quality and therefore, could not be used even if the Site was brought back into active use.

Assessment against NPPF Paragraph 99

5.13 The NPPF at paragraph 99 supports the retention of open space, however, does set out a number of exception criteria that development should meet to justify the loss of sports and recreational buildings to new development which will discuss in turn below.

“...(a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements...”

5.14 It is acknowledged that the Council’s City Wide Open Spaces, Sport & Recreation Study (published in August 2009) ('the OSSRS') notes that South Manchester, in which the Site is located, had a shortfall of facilities for children and natural and semi-natural open spaces but a sufficient amount of outdoor sports and facilities for young people. It should be noted that the OSSRS is somewhat outdated as it was adopted in 2009, but it provides the most up to date, adopted study of indoor sport and recreation facilities and Manchester. It is acknowledged that a Draft Indoor Built Facilities Strategy is currently being prepared by the Council, however, this is not currently in the public domain, therefore, it must be considered that the southern part of Manchester has a sufficient amount of facilities for young people based on the evidence available.

5.15 The Manchester Playing Pitch and Outdoor Sport Strategy (PPOSS) (2022) identifies the Site as disused but acknowledges the plans to refurbish the school and bring it back into use, originally for a 2023 opening. The 3G pitch is identified as poor quality and condemned, and notes that improvements are required to bring the pitch up to an acceptable standard. The Site has been identified as a priority investment site in the Football Foundations Manchester Local Football Facility Plan for improvements to both the 3G pitches and grass pitches.

5.16 The Site is vacant and has been since 2021 and therefore, it can be argued that the buildings and sports facilities have previously been determined as surplus to requirements. The Proposed Development will see a reduction in the capacity of the school compared to the existing, vacant

school on the Site. The original school was designed to cater for 1,500 pupils, whereas the Proposed Development will cater for 750 pupils. Although it is understood that when last operational, the previous school provided 900 school places, this is still a large reduction in the number of pupils being taught on the Site. As such, the Proposed Development will provide the following sports facilities:

- Replacement, 3-court sports hall: 504sqm
- Long pile 3G all-weather pitch which will be reinstated and upgraded: 6100sqm
- 5 grass pitches on the playing field to the southwest of the Site and separated from the school by Clay Lane to the west will be retained as existing (not part of the application red line boundary)

- 5.17 The overall indoor sports provision is, therefore, 504sqm which is a 531sqm reduction when compared to the existing indoor facilities. However, this reduction is considered justified given the reduction in the number of pupils being taught at the Site, from 900 to 750, and particularly when considering that the school and its sports facilities were originally built to serve 1,500 pupils.

“...(b) the loss resulting from the Proposed Development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location...”

- 5.18 The Proposed Development will result in the loss of 531sqm of indoor sports facilities. However, the quality of the new indoor sports facilities will be higher than the existing facilities and overall, with the reinstatement of the 3G pitch to enable students to use it, there will be an increase in sports facilities on the Site (including indoor *and* outdoor); from 1,035sqm currently to 6,844sqm.

- 5.19 It is acknowledged that the sports hall will be reduced from a 4-court to a 3-court hall. However, it is considered that a full sized, 690sqm 4-court sports hall is not required for a school of this size.

- 5.20 A further benefit of the Proposed Development would be the intention for the new school to enter into a Community Use Agreement to ensure the indoor and outdoor sports facilities are available for use by the community. It is not clear whether the previous school had a Community Use Agreement in place but either way, it would now be expired and the Proposed Development will provide a range of new sports facilities for the community, which is a substantial benefit.

“...(c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use”

- 5.21 As outlined above, the Proposed Development will provide new indoor and outdoor sports facilities of a higher quality and quantity overall, when compared to what is on-site currently. Ultimately, the Proposed Development will bring the Site back into active use also, from when it was vacated back in 2021, and will result in a Community Use Agreement being entered into by the school to ensure that the sports facilities will be accessible to the community.

- 5.22 It is considered that these benefits outweigh the loss of 531sqm of indoor sports facilities on the Site which are currently not in use in any event.

Assessment against Local Policy

- 5.23 Policy EN 10 states that proposals on existing open spaces and sport and recreation facilities will only be permitted where:

- Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or
- The Site has been demonstrated to be surplus for its current open space, sport or recreation function; and citywide standards are maintained; and
 - the Site could not fulfil other unsatisfied open space, sport or recreation needs; and
 - a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area.

- 5.24 To address Criteria 1, equivalent and better sport or recreation facilities will be provided overall, as the quality of the new indoor sports facilities will be higher than the existing facilities and overall, with the reinstatement of the 3G pitch to enable students to use it, there will be an increase in sports facilities on the Site (including indoor *and* outdoor); from 1,035sqm currently to 6,844sqm. Moreover, the new school will enter into a Community Use Agreement which will ensure the indoor and outdoor sports facilities are available for use by the community. These benefits are considered to outweigh the loss of 531sqm of indoor sports facilities on the Site which are currently not in use in any event.

- 5.25 It is not considered that the other Criteria of Policy EN 10 is relevant as the Proposed Development can meet Criteria 1. Notwithstanding this, Criteria 2 has been somewhat addressed in our assessment of the scheme's compliance with NPPF paragraph 99, Criteria a above.

- 5.26 Turning to Policy EN 12, this policy confirms that the priority for open space, sport and recreation in the East Manchester area of the city is to enhance existing facilities and provide new spaces and facilities in accessible locations. As per the above, the Proposed Development will accord with Policy EN 12 by introducing new high-quality sport and recreation facilities which bring a vacant site in an accessible location back into active/community use.

Summary

- 5.27 It can be argued that as the Site has been vacant since 2021, that the existing sports facilities on the Site have previously been determined as surplus to requirements. Moreover, the Proposed Development will see a reduction in the capacity of the school compared to the existing, vacant school on the Site; the original school was designed to cater for 1,500 pupils, whereas the Proposed Development will cater for 750 pupils. As such, the size of the indoor sports facilities has been reduced in order to cater for a reduction in the number of pupils; from 1,035sqm to 504sqm.

- 5.28 Notwithstanding this, the quality of the new indoor sports facilities will be higher than the existing facilities and overall, with the reinstatement of the 3G pitch to enable students to use it, there will be an increase in sports facilities on the Site (including indoor *and* outdoor); from 1,035sqm currently to 6,844sqm. The use of the sports facilities by the community will also be secured through a Community Use Agreement. These substantial benefits are considered to outweigh the loss of 531sqm of indoor sports facilities on the Site which are currently not in use in any event.
- 5.29 Overall, the Proposed Development is considered to comply with NPPF paragraph 99 and Local Plan Policies EN 10 and EN12, in that it will introduce new, high-quality sport and recreation facilities which bring a vacant site in an accessible location into active/community use.

Design and Layout

- 5.30 As discussed, the proposed extensions will follow the existing contemporary appearance of the remainder of the building which is to be retained. The extensions will also be two-storeys in height which will match the existing height of the building to be retained. Therefore, it is considered that the proposals would be in-keeping with the design and massing of the existing building, and as such, acceptable.
- 5.31 The proposed extensions aim to deliver a modern, high-quality education facility as an improvement compared to the existing buildings which are to be demolished.
- 5.32 The proposed external materials palette for the proposed rear extension and gym comprises white render and shot blasted exposed blockwork, which ties in with the existing façade to the front of the existing school building.
- 5.33 Therefore, it is considered that the proposals are acceptable and in accordance with the relevant criteria provided in Policies CC 9, SP 1 and EN 1 of the Core Strategy.

Heritage

- 5.34 Policy EN 3 (Heritage) of the Manchester Core Strategy encourages development that complements and takes advantage of the direct historic and heritage features in their settings, and underlines new developments must be designed so as to support the Council in preserving or where possible, enhancing the historic environment including listed buildings and other features.
- 5.35 It has been identified that there are three listed buildings within the vicinity of the Site. These are listed below:
- Newcall Green Farmhouse (Grade II). List UID: 1197897.
 - Outbuilding approximately 15 metres north west of Newall Green Farmhouse (Grade II). List UID: 1291017.

- Outbuildings to north of Newall Green farmhouse (Grade II). List UID: 1220351.

- 5.36 Due to the distance of the listed buildings from the Site and the intervening building pitches, trees and other vegetation coverage, it is argued that there would be limited, to no, intervisibility between the Site and the heritage assets. Therefore, there will be no impact on the setting of the heritage assets.
- 5.37 Overall, the Proposed Development will have no impact on the setting of the listed buildings and as such, will be in accordance with Policy EN 3 of the Manchester Core Strategy.

Amenity

Noise

- 5.38 In terms of noise, this application is supported by an Acoustic Planning Report prepared by SRL Technical Services. The report has assessed the likely impacts of noise from all important sources associated with the Proposed Development, including plant noise, noise break-out, noise from the MUGA, deliveries, and external noise break in.
- 5.39 Based on Manchester City Council requirements, noise from any fixed plant and equipment will have a rating level of no higher than 5dBA below the existing typical background noise level, measured at the nearest noise sensitive receptors (the neighbouring residential properties surrounding the Site). In addition, it has been noted that plant noise must be controlled to ≤ 50 dB LAeq in external teaching areas and outside any windows or ventilation paths where the ventilation strategy relies on them being open.
- 5.40 Noise breaking through the windows and doors of the music practice rooms and DT workshop have been calculated at the nearby noise sensitive receptors in the area. With these windows and doors open, predicted noise break-out levels from the workshop are around the same level of noise from other ambient sources including roads at the nearest sensitive receptor, whilst the breakout levels were calculated to be below the typical noise from other amenity sources for the music practice rooms. With these windows and doors closed, the predicted noise break-out levels are significantly lower (around 20dB below background noise levels) at the nearest sensitive receptors. This is a positive indication that noise from school can be suitably controlled to avoid adverse noise impacts at all nearby noise sensitive receptors.
- 5.41 The MUGA is an existing facility at the school. The proposals do not represent a change in noise levels from the area and so noise levels will not significantly increase compared to previous use of the area.
- 5.42 In terms of deliveries, the Proposed Development is situated on the site of the existing school. As such, any traffic movements associated with deliveries to this school are unlikely to be significantly different to those previously experienced at the Site. Deliveries will only occur during the daytime.
- 5.43 Specific acoustic performance requirements have been established for the glazing, external walls and roof of the main building in order to achieve the predicted noise levels.

- 5.44 Overall, the Acoustic Planning Report demonstrates that suitable noise levels can be achieved by the school and for the nearby noise sensitive properties. Therefore, it is considered that the Proposed Development is in accordance with Core Strategy Policy DM 1 and 'saved' policies DC26.1 and DC26.2 in relation to noise.

Air Quality

- 5.45 In terms of air quality, this application is supported by an Air Quality Assessment prepared by Hoare Lea.
- 5.46 The Assessment confirms that the Site is not located within an Air Quality Management Area (AQMA), although it is located roughly 500m west of the Manchester City Council's AQMA. The site suitability assessment indicates no likely exceedances of the relevant Air Quality Objectives (AQOs) for NO₂, PM₁₀ and PM_{2.5} at the Application Site. The Proposed Development is set back more than 600 m from the M56 and therefore concentrations are likely to be lower with increasing distance from any motorway road. Defra predicted background concentrations are predicted to be in compliance with the relevant AQOs in 2024, the anticipated opening year of the Proposed Development.
- 5.47 It has been noted that there will be no additional traffic generated by the Proposed Development when compared to the former Newall Green High School which closed in 2021. Since traffic from the former school is included within the baseline data, which considers 2019 as the most recent representative baseline year, there is not expected to be any significant changes from baseline air quality. Any additional road traffic is below the screening criteria and as such, in line with the Environmental Protection UK and the Institute of Air Quality Management (IAQM) guidance, the impact of any additional traffic on local air quality is considered insignificant and a detailed assessment of the trip generation is not required.
- 5.48 The energy strategy for the Proposed Development is all electric, utilising zero-emission technologies, such as Air Source Heat Pumps for heating. As no combustion sources are proposed for the primary source of energy supply, no local air quality impacts are anticipated and a detailed assessment of impacts of combustion emissions from the energy plant has been screened out of this assessment. The ventilation strategy comprises of providing, wherever possible, natural and hybrid ventilation as the primary solution. The mechanical ventilation will be provided to internal rooms and areas where natural or hybrid ventilation solutions are not feasible.
- 5.49 In line with IAQM's Construction and Demolition Dust guidance, it was identified a high risk of dust soiling impacts and a low risk of increases in PM₁₀ concentrations due to construction activities. The risk of dust causing a loss of local amenity and increased exposure to fine particulate matter concentrations has been used to identify appropriate mitigation measures. Provided these are implemented and included within a dust management plan, which can be secured by way of a planning condition, the residual impacts are considered to be not significant.
- 5.50 Therefore, the Proposed Development is considered to be in accordance with Core Strategy Policies EN 16 and DM 1 in relation to air quality.

Demolition and Construction

- 5.51 A Demolition and Construction Management Plan has been prepared by Morgan Sindall Construction, detailing how the potential impacts of the demolition of the existing buildings and construction of the new extensions on the local community will be mitigated until completion.
- 5.52 The proposed works have been split into three phases:
- Phase 1 – Establish temporary accommodation and associated works (dealt with under a separate planning application, as referred to above);
 - Phase 2 – Demolition of part of the existing school, construction of three new extensions and remodelling and refurbishment of the retained parts of the existing school; and
 - Phase 3 – Remove temporary accommodation and complete external works.
- 5.53 The Demolition and Construction Management Plan contains details on working hours, mitigation measures during the demolition and construction phases in relation to dust, noise and traffic, and overall site operation throughout the process.
- 5.54 In addition to the above, a Site Waste Management Plan has been prepared by Morgan Sindall Construction and is submitted as part of this application. The Plan sets out how waste from the demolition and construction phases will be managed in line with industry best practice.

Ecology and Biodiversity

- 5.55 A Preliminary Ecological Appraisal of the Site has been undertaken by Syntegra to support this planning application.
- 5.56 Habitats on the Site were identified to be relatively common, with the only priority habitat comprising native hedgerows present around the Site. All habitats were identified to have previously been highly managed with no recent management at the time of the survey in June 2022.
- 5.57 The potential for protected species was identified within the Site. Ecological receptors present included:
- Ponds suitable for great crested newts with abundant existing records within the surrounding area, including sites designated for the species;
 - Trees suitable to support roosting bats with existing records of bats within the closely surrounding area;
 - Habitats suitable for foraging and commuting bats;
 - Habitats suitable for a range of bird species for foraging and nesting; and

- Habitats suitable to support hedgehogs.
- 5.58 The PEA provides a set of recommendations, varying from retaining protected or high value habitats and implementing a sensitive landscaping plan, to carrying out appropriate surveys for great crested newts, trees, and bird and bat surveys to establish if any important species are present within the Site, and providing bird and bat boxes and hedgehog houses.
- 5.59 The appraisal concludes that if proposed works are preceded by additional surveys and carried out with care and under strict control measures and include the retention of high value habitats and additional enhancements for protected species, the impact of the proposed works on the ecological value of the site and the surrounding area will be negligible.
- 5.60 Following a 'Good' Habitat Suitability Indices score for great crested newts at the site pond within school grounds, Syntegra carried out an eDNA survey for the species.
- 5.61 The results of the survey are pertinent to the single pond only. While presence of great crested newt has not been confirmed within the survey pond at this time, the Site was found to provide potential terrestrial habitat for great crested newt and other amphibians, particularly within the areas of grassland, scrub and hedgerows. Considering the significant records in nearby ponds, the potential for the Proposed Development to have an impact on any great crested newts present in and around the site does exist.
- 5.62 The survey underlines that should changes to work plans occur, further impact assessments should be made to identify the likelihood of impact to great crested newts or other amphibians. Where this is deemed likely to impact great crested newts, it is recommended that construction works are carried out under a Natural England Protect Species License. This may require additional surveys to be carried out of any ponds within 500m of the proposed works.
- 5.63 In addition to the above, Syntegra have also produced a Biodiversity Impact Calculation Report. A gain of +215.80 habitat units was identified following the completion of baseline and post-development calculations. This would result in a 1508% net gain in habitat units, which is well above the current requirements of both national and local policy, as well as the Government's proposed intentions of mandating Biodiversity Net Gain at a minimum of 10% through adoption of the Environmental Bill in the near future.
- 5.64 As such, it is thought that, subject to the highlighted further work taking place where necessary and the implementation of a suitable Biodiversity Enhancements and Mitigation Plan, the proposals will be in accordance with relevant national planning policies and Policy EN 15 of the Manchester Core Strategy.

Sustainability

- 5.65 Hoare Lea have prepared an Energy Strategy to support the planning application.
- 5.66 The Strategy notes that the Proposed Development will provide a highly efficient, low-carbon new build sports hall and teaching block which are anticipated to significantly reduce potential CO₂

emissions compared to the notional building regulations target. The main school refurbishment comprises replacement MEP services including an upgraded ventilation strategy along with targeted window replacement and a new roof, all of which are beneficial from a sustainability perspective.

5.67 High efficiency servicing equipment and facades selected in line with the Department for Education's Specification 21+ requirements will minimise the energy usage of the building overall. The strategy has been developed using the 'Be lean, clean, green' energy hierarchy which utilises a fabric first approach to maximise reduction in energy through passive design measures:

- Be lean – High performance, energy efficient building fabric and building services will be utilised to reduce carbon emissions and energy demand through good practice passive design measures. Daylight design and passive ventilation strategies will minimise energy consumption requirements;
- Be clean – Incorporation of an on-site district heating and a CHP system has been deemed to be unsuitable due to the lack of existing infrastructure and net zero ambitions requiring a move away from fossil-fuels; and
- Be green – Utilisation of high efficiency air source heat pumps and PV panels for the building is anticipated to significantly reduce energy consumption and associated carbon emissions for the Proposed Development.

5.68 Assessing the Proposed Development against the Building Regulations Part L2 (2021) results in compliance of a 113.4% betterment over the notional building when using the maximum required PV system installation.

5.69 Considering the above, it is clear that the Proposed Development is in accordance with Core Strategy Policies EN 4, 6 and 8.

5.70 Overall, it is asserted that the energy strategy for the proposed development adheres to national and local policy requirements; the energy strategy underlines that Policy EN 6 of the Core Strategy has been met and as such, the scheme is acceptable from a sustainability and energy perspective.

Highways and Parking

5.71 A Transport Statement has been produced by Flinders Chase to support the full application. Overall, it finds that the re-opening of the former Newall Green High School will not place an additional burden on the local transport network, when compared to the school's closure in August 2021.

5.72 All access points into the Site and servicing arrangements will remain as previous. The front car park will be rearranged to accommodate a larger number of vehicles, and a small area of parking has been added within the servicing area in the west of the Site.

5.73 The proposals will see the provision of 67 standard parking bays (14 EV enabled) with a further 7 blue badge or disability spaces, and a dedicated space for the school minibus, broadly in line with Trafford and Stockport planning policy guidelines.

- 5.74 A total of 266 standard cycle parking spaces will be available across the Site for pupils, staff and visitors to use, which is also in line with both planning policy guidelines. It is anticipated that this type of cycle parking provision across the Site will further encourage the use of sustainable modes of transport. In relation to that, a framework Travel Plan has not been submitted as part of this application as it is anticipated that this could be secured by way of a planning condition. The Trust are used to devising and working to Travel Plans and this is something they would be supportive of.
- 5.75 An analysis of Road Traffic Collision (RTC) data indicates that there are currently no safety issues related to the local highway network that need to be addressed as part of the school re-development. Further details on the RTC data, including the scope of the study area, and collisions within the area of interest, can be found in Section 5 of the supporting Transport Statement.
- 5.76 In terms of enhancing pedestrian safety in and around the site, a zebra crossing to the north of the school site and the uncontrolled crossing consisting of a footway build out at the main entrance on Greenbrow Road provide plenty of safe crossing facilities.
- 5.77 Considering the above, it is asserted that the re-development of the school will meet appropriate parking standards in line with Policy CC 5 of the Core Strategy, whilst the layout around the site including appropriate pedestrian crossing points and a sufficient level of cycle parking, will help to encourage more sustainable modes of transport; tying this in with a future Travel Plan, it is argued that the proposals will accord with the relevant criteria in Policy T 1 of the Core Strategy.

Trees and Landscaping

- 5.78 The application is supported by an Arboricultural Implications Assessment and Arboricultural Method Statement produced by Syntegra Consulting.
- 5.79 The Arboricultural Implications Assessment sets out that Trees No. T6 and G2 are proposed to be felled whilst T7, T8, T10 & G5 will have their crowns lifted to 3m to allow for the installation of the proposed fence. All tree works are proposed to be undertaken outside of the bird nesting period. The remainder of the trees will be retained and protected.
- 5.80 Due to the loss of trees identified, it is proposed that along with the general soft landscaping for the development, supplementary tree planting will support the application with 35 additional trees proposed. This will have a number of benefits for the development, including providing a greater diversity of age class of trees on the Site, increasing the sustainability of the Site, and providing a greater diversity of species and as a result, creating more wildlife habitats.
- 5.81 A precautionary method of working near trees is detailed in the accompanying Arboricultural Method Statement.
- 5.82 As such, it is considered that, following the advice and scope of works in the accompanying Arboricultural Implications Assessment and Arboricultural Method Statement, any negative factors

affecting trees on the Site will be minimised, meeting the relevant requirements of Policies EN 9 and EN 15.

Flood Risk and Drainage

- 5.83 As mentioned above, the Site is situated in Flood Zone 1 and the extent of flooding to the Site from surface water and other fluvial sources is 'very low'.
- 5.84 Existing drainage records confirm that the Site is positively draining via separate foul and surface water drainage systems, which convey flow from the site to the public combined sewer to the east of the site. The existing hard standing area associated with the proposals and to form part of the drainage strategy is 0.59 ha, of which 100% is hardstanding. The remaining area of the Site is unaffected by proposals and therefore, will drain as existing.
- 5.85 It is proposed to maintain separate foul and surface water networks within the development. Foul water will discharge via the existing foul network to the combined public sewer located to the east of the Site. It is understood that United Utilities will accept foul flows from the development into the 525mm diameter public sewer at an unrestricted rate. Site levels verify that a foul gravity connection can be achieved, negating the requirement for pumping.
- 5.86 It is anticipated that the network will connect to the public combined sewer network via the existing private drainage system and therefore, approval will be required from United Utilities confirming foul flows. The foul discharge rate for the development is currently unknown however to be confirmed at detailed design stage of the scheme.
- 5.87 Moving onto the proposed surface water drainage strategy, an allowance of 45% for climate change on peak rainfall intensity was included in the drainage calculations.
- 5.88 The drainage strategy has been assessed using the standard hierarchy of drainage solutions, with it being concluded that surface water will be discharged to the public sewer via the Site's existing surface water drainage system, subject to agreement with United Utilities and the LLFA. Also, above ground SuDS, including green/blue/brown roofs have been incorporated as part of the drainage strategy. The inclusion of green roofs, green landscaped areas, attenuation in the form of below ground cellular storage, and flow restrictions will all maximise sustainable drainage on the Site, where possible.
- 5.89 A robust drainage strategy including a careful assessment of appropriate surface water drainage measures and SuDS features has been undertaken. Therefore, it is considered that the Proposed Development will accord with relevant national and local policy requirements, including Policy EN 14 of the Manchester Core Strategy.

Ground Conditions

- 5.90 AGB environmental were previously commissioned to undertake Phase 1 and 2 Ground Investigations at the Site. These reports have been submitted as part of this planning application.

- 5.91 The Phase 1 study found that there was a moderate environmental risk to human health, environmental and structural receptors and as such, recommended further geo-environmental investigations.
- 5.92 The Phase 2 report notes that made ground was encountered to a maximum depth of 0.80m bgl. Underlying this, natural bedrock geology of the Bolin Mudstone Member was encountered to a maximum depth of 3.70m bgl. The bedrock comprised very stiff clays and dense sands grading to very weak to weak mudstone at depth.
- 5.93 Analysis of recorded concentrations in soils of contaminants of concern were below their respective screening values for all samples. Concentrations of metals were not considered to represent an unacceptable risk to controlled waters, and the remediation of groundwater underlying the Site was not considered to be required.
- 5.94 Moreover, the ground gas monitoring results were considered to be appropriate for the Site.
- 5.95 Based on the conceptual site model and risk assessment, it was considered that there was a low risk to site workers, end users and environmental receptors.
- 5.96 Following the Phase 1 and Phase 2 Ground Investigations, supplementary ground investigations were more recently carried out by Clancy Consulting within the footprint of the proposed new buildings and temporary accommodation on the 27th and 28th March 2023. A total of four hand dug trial pits, four window sample boreholes, two IRL/DCP tests and three soakaway tests were achieved.
- 5.97 No visual or olfactory evidence of contamination was encountered during the course of the investigations. Groundwater was encountered sporadically at the interface between the granular made ground and the underlying mudstone.
- 5.98 Further comments and details are provided in the Phase 2 Ground Investigation and Supplementary Ground Investigations but overall, the findings of the ground investigations are robust and it has been ascertained that the proposals are in accordance with relevant Policy EN 18 of the Manchester Core Strategy; there are no ground conditions nor ground stability concerns present on the Site of the scale that should prevent the Proposed Development receiving planning permission.

Ventilation and Extraction

- 5.99 A Ventilation and Extraction Statement has been prepared by Hoare Lea and submitted in support of this application.
- 5.100 The Statement notes that the existing school is predominantly mechanically ventilated by local heat recovery units located within the teaching spaces, connecting to façade mounted louvres located at the head of windows. The existing ventilation systems are being stripped out in their entirety and replaced as part of the Proposed Development.

- 5.101 Wherever possible, natural ventilation and hybrid ventilation will be the primary solution for providing ventilation through the school, with mechanical ventilation provided to internal rooms and areas where natural or hybrid ventilation solutions are not appropriate. Classrooms will be provided with a mix of natural and hybrid ventilation while sanitary accommodation/washrooms and kitchen spaces, will be provided with dedicated mechanical extract ventilation and dedicated extract fan, respectively.
- 5.102 Please refer to the submitted Ventilation and Extraction Statement for further details on the proposals.

6.0 Summary and Conclusion

- 6.1 This Planning Statement has been prepared on behalf of our client, Morgan Sindall Construction (on behalf of the Department for Education), to assist the LPA in the consideration of a full planning application for the partial demolition of existing buildings to the north of the main school building and refurbishment and extensions to the main school building, with associated hardstanding and landscape works at Former Newall Green High School, Greenbrow Road, Wythenshawe, Manchester, M23 2SX.
- 6.2 This Statement has demonstrated that:
- All planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise;
 - The principle of the Proposed Development is acceptable as the proposed use is already established on the Site. As such, the Proposed Development is in line with the NPPF and local policies set out in the Manchester Core Strategy and the 'saved' policies of the UDP;
 - The Proposed Development was found acceptable in principle by the LPA as part of pre-application discussions; and
 - The Proposed Development of the Site clearly constitutes sustainable development, and the NPPF's presumption in favour of sustainable development is therefore fully engaged in favour of this application and permission should be granted without delay.
- 6.3 It has also been demonstrated that there are no other material considerations which would weigh against the Proposed Development.
- 6.4 Overall, the Proposed Development represents sustainable development and accords with national and local planning policy. As such, planning permission should be granted without delay.