

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136346/FO/2023
Date registered valid: 24 February 2023
Proposal: Erection of a single storey educational building
Address: Loreto High School , Nell Lane, Manchester, M21 7SW
Ward(s): Chorlton Park Ward

Applicant: The Board of Governors Loreto High School
Agent (if any): Mr Mark Bridge Lancaster Maloney Martin Limited
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 20.04.2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 23 March 2023

Standard consultations:

Printed: 10 March 2023 Expired: 31 March 2023

Neighbour notifications

Printed: 10 March 2023 Expired: 31 March 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application site relates to Loreto High School a coeducational Catholic high school in the Chorlton Park area of South Manchester, comprising a mixture of different sized and height buildings. The surrounding area is a mixture of residential and education with two high schools also located in this area.

Description of development

The application is seeking planning permission for the erection of a single storey educational building to provide additional teaching space for the existing school.

The proposed building would not increase the pupil occupancy levels of the school as the proposed building is intended for an Inclusion Unit with pupils being relocated to the new educational building from within the existing school.

Internally, the proposed building would consist of the following:

- Additional general teaching classrooms.
- A dedicated alternative provision suites which includes office and small learning areas.
- Toilets and disabled toilet
- Storage

Planning History

091875/VO/2009/S1 CITY COUNCIL DEVELOPMENT for the over-cladding of existing 3 storey teaching block, erection of two storey extension following demolition of existing administration block including hard and soft landscaping and reconfiguration of car parking layout from Nell Lane. *APPLICATION APPROVED 25.02.2020*

092177/VO/2010/S1 CITY COUNCIL DEVELOPMENT Proposed 8 no. temporary classrooms with supporting accommodation to be located on the Loreto School site for a period of 12 months from the beginning of March 2010. *APPLICATION APPROVED 23.03.2010*

095196/AO/2011/S1 Installation of 1no. externally illuminated individually lettered advertisement to display the school name on the gable elevation facing Nell Lane. *APPLICATION APPROVED 07.02.2011*

115913/FO/2017 Relocation of existing student cycle shelter; new 20 space cycle compound; 6 space Sheffield stands; upgrading of existing route from Nell Lane and installation of parking barriers. *APPLICATION APPROVED 08.06.2017*

129044/FO/2021 Elevational alterations to provide new entrance to school building with canopy. *APPLICATION APPROVED 26.02.2021*

133943/FO/2022 Installation of 3m high fence together with associated pedestrian and access gates. *APPLICATION APPROVED 21.07.2022*

Consultations & Notification Responses

Local residents were notified however none responded.

Highways- Had no objections to the proposal and sought further clarification from the planning agent regarding pupil numbers not expected to increase significantly and footways around the building are a minimum of 2metre in width, this was confirmed by the agent via email dated 28.03.2023.

Environmental Health- Had no objections to the proposal and recommended conditions relating to Construction Management Plan, Demolition/Construction Hours, External Plant Equipment, Acoustics, and Waste.

Cadent Gas- Had no objections to the proposal and recommended an informative be attached to any approval.

Policy

The following policies are considered relevant in the consideration of this application. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles
- Policy EN18- Contaminated Land and Ground Stability
- Policy EN19- Waste

The National Planning Policy Framework (NPPF, 2021):

- Chapter 8 – Promoting Healthy and Safe Communities
- Chapter 12 – Achieving Well-Designed Places

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance (April 2007)

-Chapter 2- Character and Context

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle

The submitted application is for the erection of a new single storey educational building to provide a new Inclusion Unit with additional teaching space for the existing school. The new educational building would retain the same number of pupils to the school and the provision of the new school building will provide social and economic benefits to this area of the city including enhancing a recognised educational need, providing a high-quality learning environment for local children and creating a valuable community resource. The principle of development is therefore considered to be acceptable and in accordance with Core Strategy Policies SP1 and EN1 of the Core Strategy.

Layout, Siting, Scale and Appearance

Siting and Layout

The existing site is an area of open space situated along the western elevation of the staff car park and to the north of the main school building. The proposed educational building will form part of the grounds of the wider school complex which is currently accessible by entrances along Arrowfield Road and Nell Lane. The proposed Inclusion Unit would be sited approx. 10.6m away from the vehicle entrance and 37metres away from the pupil entrance from Arrowfield Road.

Highways initial comments required further clarification from the planning agent concerning the increased number of vehicle trips or increased drop-off/pick-up activity. Confirmation was provided via email dated 28.03.2023 that no additional pupil numbers are expected from this development and the footways around the proposal will retain a 2metre distance with the eastern side abutting the staff car park. The proposed development is therefore considered to be in accordance with Core Strategy Policy T1 and DM1.

Scale and Appearance

The materiality concept would match the existing adjacent school block with clay facing brickwork with rendered blockwork panels, finished in blue.

Feature elements that bring further intrigue to the façade are the rendered blue panels featuring along all four elevations that match the existing panel work situated on the main school building directly to the south.

The base of the building will be clay facing brickwork of similar appearance to the existing brickwork seen within the school grounds on educational buildings. A condition will be added to make sure all external materials to be used on the proposal will match the materials outlined and shown on the application form and proposed drawings.

The scale of the proposed building is in keeping with the neighbouring single storey educational building and 3 storey main school building.

Residential Amenity

The development proposals are sufficiently removed from surrounding residential property to not impact with regards to any possible loss of daylight/sunlight, overbearing impact or loss of privacy/overlooking. The eastern elevation windows of the building would be the nearest point to any residential property some 22.16metres from the front amenity space of the nearest properties along Arrowfield Road. Given the School's existing eastern boundary treatment, and the distance to the residential properties there are therefore no further impacts on residential amenity as the pupil number will stay the same.

Environmental Health are satisfied that the development will have an acceptable impact upon residential amenity subject to conditions with regards to contaminated land, construction management plan, external equipment insulation and waste management in accordance with the information submitted.

Having regards to the hours proposed and existing use of the site would not impact upon residential amenity unduly.

Noise and Disturbance

The proposal would not represent a substantial increase in any staff or pupils with the planning agent confirming via email dated 28.03.2023 that the development would result in no additional pupils to the school than the existing. The proposed development is therefore not considered create any significant impacts in terms of noise and disturbance from the use of the building. After construction, the site and surrounding area will likely experience the same levels of noise associated with the existing schools in this residential area.

Environmental Health have requested that a noise report be submitted prior to commencement of the use regarding any external plant equipment and the relevant conditions shall be attached.

Overall, it is considered that any noise and disturbance in terms of comings and goings, noise and use of the site would not be noticeable to surrounding residents who are accustomed to the use of the adjacent sites as a school.

Construction Management

The work would take place close to the existing dwellings on Arrowfield Road and comings and goings from the site are likely to be noticeable. However, these impacts should be short in duration and predictable. A condition to ensure the development is carried out in accordance with the submitted construction management plan, to mitigate against any impacts will be attached to any approval.

Providing the inclusion of the construction management condition, it is considered that the construction activities are in accordance with policies SP1 and DM1 of the Core Strategy and extant policy DC26 of the Unitary Development Plan.

Waste

An initial condition was added by Environmental Health regarding the waste storage however it was deemed that since pupil numbers are not to increase, the existing waste strategy and arrangements are sufficient and appropriate for the site with regards to general, recycling and food waste.

Contaminated Land

A condition will be added as recommended by Environmental Health to ensure any contaminated land is identified and appropriately remediated.

Conclusion

Overall the proposed development is considered to be acceptable and does not create any significant impact in terms of visual and residential amenity upon the character of the building, or upon the surrounding local area.

The proposal supports the economic, social and environmental objectives of the City Council and in line with the current policies as identified in the Core Strategy and Saved Unitary Development Plan. The proposal also is compliant with the national and regional policies.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to guide the application through all the stages of the planning process and resolve any issues that arose in dealing with the application.

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

- 1) The development must be begun not later than the expiration date of three years beginning with the date of this permission.

Reason- Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Document: Application Form

Drawing: Elevations ref. P05

Drawing: Layout Plan ref. P06

Drawing: Location Plan

Drawing: Site Plan ref. P03

All stamped as received by the City Council as Local Planning Authority on 24 February 2023

Email from planning agent outlining pupil numbers and hardstanding dimensions dated 28 March 2023 stamped as received by the City Council as Local Planning Authority.

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

- 3) The materials to be used on the external surfaces of the development hereby permitted shall be implemented in accordance with the approved details set out in the documents and drawings as specified in Condition 2 of this approval.

Reason- To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

- 4) Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration

- Dust suppression measures

- Compound locations where relevant

- Details of an emergency contact telephone number

- A community consultation plan and

- Sheeting of construction vehicles

The development shall only be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason- To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

- 5) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as Local Planning Authority:

-Monday-Friday: 7:30am- 6pm

-Saturday:8:30am- 2pm

-Sunday/Bank Holidays: No work

Reason- To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

- 6) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5Db (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with recommendations in the report shall be detailed along with any measures report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason- To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, , pursuant to policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

- 7) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or

Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety, pursuant to EN18 of the Unitary Development Plan for the City of Manchester.

- 8) Prior to above ground works information about the sustainability credentials of the building proposal will be provided in writing and approved by the local planning authority. Any approved sustainability measures shall be implemented.

Reason - In order to minimise the environmental impact of the development pursuant to policies EN4, EN5, EN6 and EN7 of the City of Manchester Core Strategy, and the principles contained within The Guide to Development in Manchester 2 SPD.

Informatives

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

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

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

6 Arrowfield Road, Manchester, M21 7UP
2 Arrowfield Road, Manchester, M21 7UP
111 Nell Lane, Manchester, M21 7SW
8 Arrowfield Road, Manchester, M21 7UP
62 Weller Avenue, Manchester, M21 7ST
54 Weller Avenue, Manchester, M21 7ST
20 Weller Avenue, Manchester, M21 7SG
16 Weller Avenue, Manchester, M21 7SG
120 Nell Lane, Manchester, M21 7DA
118 Nell Lane, Manchester, M21 7DA
114 Nell Lane, Manchester, M21 7DA
112 Nell Lane, Manchester, M21 7DA
18 Weller Avenue, Manchester, M21 7SG
36 Weller Avenue, Manchester, M21 7SG
64 Weller Avenue, Manchester, M21 7ST
56 Weller Avenue, Manchester, M21 7ST
52 Weller Avenue, Manchester, M21 7ST
74 Nell Lane, Manchester, M21 7DA
66 Nell Lane, Manchester, M21 7DA
64 Nell Lane, Manchester, M21 7DA
3 Cressfield Way, Manchester, M21 7RW
1 Cressfield Way, Manchester, M21 7RW
132 Nell Lane, Manchester, M21 7DA
126 Nell Lane, Manchester, M21 7DA
106 Nell Lane, Manchester, M21 7DA
100 Nell Lane, Manchester, M21 7DA
78 Nell Lane, Manchester, M21 7DA
84 Nell Lane, Manchester, M21 7DA
58 Weller Avenue, Manchester, M21 7ST
46 Weller Avenue, Manchester, M21 7ST
40 Weller Avenue, Manchester, M21 7SG
34 Weller Avenue, Manchester, M21 7SG
22 Weller Avenue, Manchester, M21 7SG
6 Pinetop Close, Manchester, M21 7RN
62 Nell Lane, Manchester, M21 7DA
138 Nell Lane, Manchester, M21 7DA
136 Nell Lane, Manchester, M21 7DA
134 Nell Lane, Manchester, M21 7DA
130 Nell Lane, Manchester, M21 7DA
128 Nell Lane, Manchester, M21 7DA
124 Nell Lane, Manchester, M21 7DA
122 Nell Lane, Manchester, M21 7DA
116 Nell Lane, Manchester, M21 7DA
110 Nell Lane, Manchester, M21 7DA
108 Nell Lane, Manchester, M21 7DA
104 Nell Lane, Manchester, M21 7DA
102 Nell Lane, Manchester, M21 7DA
98 Nell Lane, Manchester, M21 7DA
96 Nell Lane, Manchester, M21 7DA

94 Nell Lane, Manchester, M21 7DA
68 Nell Lane, Manchester, M21 7DA
82 Nell Lane, Manchester, M21 7DA
88 Nell Lane, Manchester, M21 7DA
70 Nell Lane, Manchester, M21 7DA
72 Nell Lane, Manchester, M21 7DA
90 Nell Lane, Manchester, M21 7DA
76 Nell Lane, Manchester, M21 7DA
80 Nell Lane, Manchester, M21 7DA
86 Nell Lane, Manchester, M21 7DA
92 Nell Lane, Manchester, M21 7DA
8 Pinetop Close, Manchester, M21 7RN
24 Arrowfield Road, Manchester, M21 7UP
22 Arrowfield Road, Manchester, M21 7UP
20 Arrowfield Road, Manchester, M21 7UP
18 Arrowfield Road, Manchester, M21 7UP
16 Arrowfield Road, Manchester, M21 7UP
14 Arrowfield Road, Manchester, M21 7UP
4 Arrowfield Road, Manchester, M21 7UP
12 Arrowfield Road, Manchester, M21 7UP
10 Arrowfield Road, Manchester, M21 7UP
113 Nell Lane, Manchester, M21 7SW
2 Pheasant Drive, Manchester, M21 7UN
109 Nell Lane, Manchester, M21 7SW
60 Weller Avenue, Manchester, M21 7ST
50 Weller Avenue, Manchester, M21 7ST
48 Weller Avenue, Manchester, M21 7ST
44 Weller Avenue, Manchester, M21 7ST
42 Weller Avenue, Manchester, M21 7ST
38 Weller Avenue, Manchester, M21 7SG
32 Weller Avenue, Manchester, M21 7SG
30 Weller Avenue, Manchester, M21 7SG
28 Weller Avenue, Manchester, M21 7SG
26 Weller Avenue, Manchester, M21 7SG
24 Weller Avenue, Manchester, M21 7SG
14 Weller Avenue, Manchester, M21 7SG
12 Weller Avenue, Manchester, M21 7SG
10 Weller Avenue, Manchester, M21 7SG
4 Pinetop Close, Manchester, M21 7RN
2 Pinetop Close, Manchester, M21 7RN

Appendix 2 – Planning constraints

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