

Supporting Planning Statement

Proposed Olive School, Land to the west of Heywood Street,
Cheetham Hill

January 2023

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Report title: Supporting Planning Statement

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For and on behalf of Avison Young (UK) Limited

1. Introduction

1.1 This Supporting Planning Statement ('SPS') has been prepared by Avison Young ('AY') on behalf of the Conlon Construction ('the Applicant'), in support of an application for full planning permission submitted to Manchester City Council ('MCC') for a high-quality primary school at Land to the West of Heywood Street, Cheetham Hill, Manchester ('the site'), as shown on Location Plan at **Appendix I**.

1.2 The application proposes the following description of development:

"Full planning application for the erection of a purpose-built primary school and associated open space, access, landscaping and other infrastructure works"

1.3 The proposed development is described fully in the Design and Access Statement prepared by Bowker Sadler Architecture and presented on the submitted application drawings. The application proposals have been developed in consultation with MCC officers, other key stakeholders and the local community.

1.4 This SPS assesses the development proposals against relevant planning considerations, including national and local planning policy and other material considerations. It provides the planning justification for why the proposal represents policy compliant sustainable development and should be approved.

1.5 The application is accompanied by a suite of supporting documents, the scope of which has been prior agreed with MCC Officers through pre-application discussions. A schedule of submission documents which accompany the submission can be found at **Appendix II**.

Structure of this SPS

1.6 This SPS is intended to address the relevant planning considerations and the case for development on the site. It considers the proposals in light of national and local planning policy and is structured as follows:

- **Chapter 2-** describes the site and surrounding area, including any known environmental constraints and planning history;
- **Chapter 3-** describes the proposed development;
- **Chapter 4-** sets out a Statement of Community Involvement;
- **Chapter 5-** sets out the relevant planning policy framework and any material considerations;

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- **Chapter 6**- appraises the development proposals against the statutory Development Plan and other material considerations;
 - **Chapter 7**- summarises all the factors to be put into the planning balance; and,
 - **Chapter 8** -sets out a summary and conclusion.

2. Site and Surrounding

- 2.1 This chapter discusses the site's location, characteristics of the surrounding area, its sustainability, and statutory designations.

The Site

- 2.2 The site extends to approximately 1.2ha (2.97 acres) and is located within the administrative boundary of Manchester City Council ('MCC'). A copy of the Site Location Plan is contained within **Appendix I** and an ariel view of the site has been provided below.



Arial view of the site (red line indicating site boundary)

- 2.3 The site is located to the west of Heywood Street, and the north/ east of Tamerton Street in Cheetham Hill. It is situated approximately 1.7km from Victoria Station/ Manchester City Centre.
- 2.4 The site is currently occupied by Bignor Street Park the southern section of which comprises a cricket pitch with a multi-use sports court to the north. A section of 'Brentfield Avenue' to the north of Bignor Street Park is also contained within the application boundary. There are several mature trees on the site, particularly around the western and southern boundary.

Surrounding Area and Accessibility

- 2.5 The site is bound to the east by Heywood Street, to the north by Bellot Street Park, to the west by Tamerton Street/ and a community centre, and to the south by Tamerton Street. The site is located within the popular residential area of Cheetham Hill, and as such the majority of surrounding land uses are residential, with the surrounding street comprising predominantly semi-detached and terraced two storey properties.
- 2.6 The site is located in a highly sustainable location, within walking distance of a range of services and facilities including a medical centre, a community centre, a church, and a mosque. It is within 400m of Manchester Fort Shopping Park which contains the Lidl, Asda and Marks and Spencer's Supermarket.
- 2.7 Regarding public transport infrastructure, the closest bus stops are located 260m east (Smedley Lane-Stop E) and 200m north west (Brentfield Avenue). The Smedley Lane bus stop provides regular services to Manchester City Centre (Piccadilly Gardens) and Sale, and the Brentfield Avenue Bus Stop also provides regular services to the city centre going south or Oldham going north. Manchester Victoria Train Station is located 1.7km south of the site and Queens Road Tram Stop is 800m east. Therefore, while the school would target a local population for future students, future staff members would have access to a range of sustainable transport options.

Statutory Designations

- 2.8 **Flood Risk-** Based on the Environment Agency's Flood Risk Map for Planning, the entirety of the site is located within Flood Zone 1 where a low probability of flooding is anticipated.
- 2.9 **Heritage-** According to Historic England there are no listed building within or in close proximity to the site. The closest listed buildings to the site are the Grade II* listed Church of St John the Evangelist (list UID: 1254832) which is approximately 150m north west of the site, and Grade II Listed Ruins of Church of St Luke (List UID: 1293101) which is located approximately 320m east of the site. The site is not located within a Conservation Area.

Planning History

- 2.10 According to Manchester City Council's online planning application search function the site has been subject to a number of applications in association with its use as a sports and recreational ground.

Summary

- 2.11 To conclude the site represents a sustainable development opportunity within a predominantly residential area which would allow it to serve a walkable catchment area. The site is not subject to any technical constraints or planning history which would prevent development.

3. Proposed Development

- 3.1 This section of the SPS provides a summary of the proposed development. The plans which have been submitted in support of this application show the configuration of the development proposals in more detail and a summary of the design and layout of the proposals is provided below. A Design and Access Statement prepared by Bowker Sadler Architecture has also been submitted in support of this application and should be read in conjunction with this Statement.

Description of Development

- 3.2 The application seeks full planning consent for the following development:

“Full planning application for the erection of a purpose-built primary school and associated open space, access, landscaping and other infrastructure works”

Overview of development

- 3.3 The proposals are discussed in more detail throughout this section however, a brief overview of the key proposals has been provided below:

- 2-storey two form entry primary school, consisting of:
 - 2no. Reception classes
 - 4no. Infant classes
 - 8no. Junior classes;
 - Library;
 - Multi Media Resource (MMR) room;
 - Groups support spaces
 - Multipurpose hall and Studio
- New access arrangements via Heywood Street;
- Car and cycle parking provisions; and,
- Recreational facilities, including two community use cricket nets.

Proposed Use and Quantum of Development

- 3.4 It is proposed that Olive Manchester Primary School in Cheetham Hill, Manchester will provide permanent teaching accommodation for 2 Form Entry (2FE) to accommodate 420 pupils (age 4 -11).
- 3.5 The new building fall within Use Class F1(a) and comprises of a total GIA footprint of circa 2145sqm, with classbases of 62m2 and 55m2 in accordance with Building Bulletin 103: Area Guidelines for Mainstream Schools’.

Scale and Layout

- 3.6 The building has been arranged in a L-shape configuration to create a sheltered Reception/KS1 and KS2 play area. This also provides direct access to the external spaces from all infant and reception cloakrooms, in line with Trust’s requirements and wider education vision. The school is proposed to be two storeys in height, with 2no. reception and 4no. infant classrooms at ground floor and 8no. junior classrooms at first floor.
- 3.7 The building is position on the site to maximise the separation distances between the building and the existing residential properties surrounding the site, to ensure that privacy distances are respected. The internal and external arrangement of the building and associated open spaces also ensures that there is sufficient levels of natural surveillance across the site.

Appearance

- 3.8 As detailed within the Design and Access Statement the proposal is for a modern, purpose-built primary school. This is designed to be in keeping and complementary to the character of the surrounding area.
- 3.9 In terms of materiality, the new proposal is for a mainly brick building. The brick will relate to the domestic vernacular context. It is not proposing to use a red brick to match the residential properties adjacent to the site. A lighter coloured brick will define the school as a different building type to the surrounding houses and help reduce the overall scale of the new build.
- 3.10 The proposed alternate colour brick banding to the ‘plinth’ will give texture; help break up the massing and provide a ‘fine grain’, quality feel to the elevation. The fenestration will be powder coated aluminium curtain walling or slot windows with integrated glass spandrel and louvered panels as required. The glazing will be sized to satisfy the DfE daylight criteria for the room use. Opening lights will be specified to promote natural ventilation where possible.

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- 3.11 A 'flat' roof is proposed to the new build to keep the height of the building down. Material colours will be chosen to be sympathetic to the local context.

Access and Parking

- 3.12 Proposed pedestrian access to the site is via 2no. entry points off Haywood Street. These have been located at the existing widened sections of the footpath to avert pinch points.
- 3.13 Proposed vehicular access to the site is via the junction of Haywood Street and Bignor Street which terminates in the staff car park. This is not a major change to the existing arrangement.
- 3.14 An automatic sliding gate to the car park will be operated by an intercom to the reception staff. This gate will be recessed into the site so that a waiting vehicle does not hold up traffic by overhang onto Haywood Street.
- 3.15 The proposal provides 35no. car parking bays (including 8no. EV charging points; 1no. EV accessible charging points). In addition, the proposal provides 20no. staff/visitor cycles spaces off the main car park and storage for a further 12no. cycles and 20no. scooters for pupils near the school entrance.

Landscaping

- 3.16 As shown on the supporting plans, a large amount of the site will be set aside for areas of open space and recreational use, including the provision of a MUGA, mini football pitch for school use and 2no. batting enclosures for community use.
- 3.17 In addition to the more formal open/play areas, the proposal also includes the provision of new tree and hedgerow planting and the creation of areas of wildflower meadow to provision biodiversity benefits on the site. Existing trees are retained on site as far as possible, with any loss mitigated through a minimum of 2 for 1 replacement.
- 3.18 Planting of trees and hedges as a visible and acoustic barrier between the new building and adjacent properties on Heywood Street / Tamerton Drive will work in harmony with its natural surroundings creating an inspiring and healthy environment for children

Summary

- 3.19 The full planning application proposes the development of a high quality 2 form entry primary school. The educational development is supported by recreational facilities, new access arrangements and

hard and soft infrastructure and landscaping. The scheme therefore represents a comprehensive and high-quality development undertaken in line with best practice guidance and policy.

4. Statement of Community Involvement

4.1 This section provides an overview of the pre-application consultation process with the Council, other statutory bodies and the local community prior to the submission of the planning application. This section aims to:

- Provide an overview of national and local policy that is relevant to pre-application community engagement in Manchester;
- Summarise the public consultation for the proposed development undertaken; and
- Outline the comments received during the pre-application consultation and how these have informed the final proposals.

Planning Policy and Legislative Context

4.2 This sub-section provides an overview of local and national planning policy which promotes community involvement in the preparation of planning applications. In particular, the following policy guidance is considered:

- ‘Statement of Community Involvement’, Manchester City Council (adopted June 2018);
- The Localism Act, House of Commons (November 2011); and
- The National Planning Policy Framework (NPPF) (July 2021).

Manchester Statement of Community Involvement (June 2018)

4.3 MCC’s Statement of Community Involvement (‘SCI’) was adopted in June 2018, the purpose of this document is to let residents, businesses, the voluntary sector and other stakeholders in the area know how they can get involved in planning activity.

4.4 Section 9 of MCC’s SCI regards commenting on planning applications. This Section states that for significant development proposals MCC encourages developers to consult with the community before they submit a planning application. The decision on whether a proposal will need more in-depth consultation will be based on its nature or scale and will be made by MCC planning officers in conjunction with regeneration teams, ward co-ordinators and local community groups where appropriate. Developers should be mindful that the Council will need to satisfy its public sector equality duty when making planning decisions, so as well as consulting with the public, MCC will encourage developers to consult with various parties, which could include equalities groups, as well as with specific

infrastructure and service providers who can advise developers on any need for increased provision of services etc. This will be done on a case by case basis depending on the nature of the application.

4.5 The SCI states pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community. This will mean that there are likely to be fewer objections once an application is submitted.

4.6 It is suggested that pre-application discussions with the Council can help to determine the scope of consultation needed. The following methods of consultation are listed within the SCI to be used when appropriate:

- Letters sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views
- Public exhibition in an accessible location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments
- A website set up by the developer
- Leaflets distributed to nearby streets and placed in facilities near the proposed developments which have a tear off slip for comments
- Social media used by the developer to advertise the development and associated consultation events

4.7 Representations received will be considered and will be summarised in the officer's report when making decision on applications.

4.8 Appendix 1 of MCC's SCI contains guidance on developer-led early engagement. The Appendix states early engagement has significant benefits to improve both the efficiency and the effectiveness of the planning system for all parties, including the potential outcome for the community. Developers are, therefore, encouraged to engage with stakeholders, including local communities, at an early stage in the production of masterplans, planning frameworks or before submitting a planning application. This guidance includes best practice principles and a good practice case study for community involvement.

4.9 The best practise principles include the following points:

- Consideration of how best to identify all stakeholders;
- Utilising ward member's knowledge of local community groups;

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- Using a range of consultation methods;
 - Ensuring consultation venues and documents are accessible; and,
 - Providing information to stakeholders about timescales.

The Localism Act (2011)

- 4.10 In November 2011 the Localism Act received Royal Assent. This is the Government's method of devolving greater powers to Councils and neighbourhoods in order to give local communities more control over planning decisions. It is a material consideration in the determination of this application.
- 4.11 Paragraph 122 of the Localism Act introduces a new requirement for developers to consult local communities on a wider range of developments before submitting planning applications. Developers must consider any responses received before proposals are finalised and show how they have been taken into account when submitting applications. It is hoped that this will give local people a chance to comment when there is still genuine scope to make changes to any draft proposals.

National Planning Policy Framework (2021)

- 4.12 In July 2021, the Government published the most recent iteration of the National Planning Policy Framework ('NPPF'). This document aimed to simplify the planning system in the UK by reducing over 1,000 pages of national policy and guidance into just over 50 pages. It is this newfound accessibility which aims "to put unprecedented power in the hands of communities" directly affected by development.
- 4.13 NPPF Paragraph 39 states how early engagement can "improve the efficiency and effectiveness of the planning application system for all parties" therefore leading to "better coordination between public and private resources and improved outcomes for the community".
- 4.14 Paragraph 40 further states that whilst a Local Planning Authority (LPA) cannot require that a developer engages with them before submitting a planning application, they should nevertheless encourage take-up of any pre-application services they do offer. Furthermore, and where deemed to be beneficial, the LPA should "encourage any Applicants who are not already required to do so by law to engage with the local community before submitting their applications". This is to ensure that any potential issues are resolved as early in the planning process as possible.

Pre-Application Engagement

- 4.15 The approach to community and stakeholder involvement undertaken by the Applicant has been comprehensive and fully aligns with the consultation requirements set out in MCC's SCI, and it is proportionate to the scale and nature of the proposed development. Furthermore, the community consultation exercise fully accords with the requirements of the NPPF and Localism Act.
- 4.16 In summary the key consultation activity has included the following:
- Significant period of pre-application engagement with MCC Planning Officers on the principle of development and detailed design over a 2 year period.;
 - Early engagement with Local Councillors;
 - A local leaflet drop inviting residents to take part in the online consultation and provide feedback comments in December 2022;
 - A dedicated online consultation website which included details of the scheme and invited feedback on the scheme proposals. The consultation website was live from 12th- 19th December 2022.
- 4.17 Further detail on each aspect of the consultation is outlined below.

Consultation with MCC Planning Officers

- 4.18 Comprehensive engagement with MCC Planning Officers and other key stakeholders including MCC Open Space Officers and Sports England has been undertaken over the last few years to agree the principle of development and proposed design for the proposals. The most recent meeting was held on 8th December 2022 and the following key points were discussed/ agreed:
- Principle of development, including the loss of the existing sports provision is acceptable, in the context of the proposed financial contribution which will secure the provision of replacement facilities in the locality.
 - Planning Officer was happy with the proposed siting / site arrangements, parking arrangements and massing
 - They are happy with the proposal for a lighter coloured brick and the quality of the elevations proposed.

- The proposed landscaping and sustainability strategy was acceptable (re. proposed native plants; screening; 2-4-1 tree replacement; net zero approach in lieu of BREEAM)
- They recommended that the revised scheme was discussed with Sports England to ensure the strategy was still acceptable (we noted the change in personnel dealing with the scheme).
- Scooter storage provision could be reviewed in conjunction with the Travel Plan.
- Highway actions:
 - Road Safety Audit 01 for the S278;
 - Pedestrian Walking audit to inspect and advise any remedials for tactile footpaths / drop kerbs etc in the vicinity of the site; and,
 - Review traffic calming to the South.
- The Planning Officer was happy with the strategy to hold an online public consultation.

4.19 The general feedback was supportive with Officers and recommendations regarding the scheme proposals, consultation strategy and information requirements have all been taken on board and reflected in the final submission by the Applicant.

Consultation with Local Councillors

4.20 A series of meeting have also been held with the local Cheetham Ward Councillors. The general feedback from Councillors was positive and discussions and comments received by Councillors have been taken on board and reflected in the final scheme submission.

Consultation with Public

4.21 Consultation with the public comprised a leaflet drop within a defined area boundary surrounding the site.

4.22 The leaflet drop for the public took place on 12th December 2022. The leaflet (**Appendix III**) provided local residents and businesses with details of the proposal and the upcoming online consultation opportunity for them to share their views on the scheme. The leaflet was delivered to approximately 3,000 properties in proximity to the development site. The leaflet provided details of the consultation webpage, email and telephone number for the public to provide their comments on the scheme.

4.23 A dedicated consultation webpage was set up by Avison Young to provide interested parties with details on the proposed development. The webpage included an email address to provide feedback on the proposals. This webpage became live on 12th December 2022 and remained open until 19th December 2022. Community members were made aware of the webpage through the leaflet drop.

4.24 In total 39 responses were received from the community, of these four were supportive, two were requesting further detail on the scheme and the remainder were unsupportive or providing constructive comments on the proposals. The table below summarises the main topics included in the feedback received and the Applicants response to any concerns/ recommendations.

Comment Received	Applicants Response
Support of the need for a primary school in this area.	N/A
Some community members currently feel unsafe in the park due to crime, the provision of a school on the site will reduce crime.	The proposal is supported by a Crime Impact Statement to demonstrate the proposal will undertake all possible measures to limit crime in the area.
Support for a school provided by Star Academies, as they have a good reputation.	N/A
Concern over the need for another primary school in Cheetham Hill.	Section 6 of this planning statement sets out in detail an assessment of Educational Need which demonstrates the demand for an outstanding primary school in the area.

Opposition to the loss of public open space. Opposition specifically to loss of cricket pitch which is used by members of the community.	The proposals have been designed through consultation with Sports England, Manchester City Council Planning Officers and Local Ward Councillors. It has been confirmed as part of these discussions that the loss of open space can be mitigated through a provision of both on-site and off-site replacement facilities. Two batting enclosures are proposed onsite which will be open to the public outside of school hours and can be secured through a community use agreement. In addition, the proposal will secure the provision of a financial contribution that will provide replacement facilities in the locality for cricket and basketball use.
Concerns regarding traffic impacts of new school and parking issues in the area.	The application is supported by both a Framework Travel Plan and a Transport Assessment, including a Stage 1 Road Safety Assessment prepared by Eddisons. This demonstrates the proposed access arrangements and traffic impacts are wholly acceptable in terms of the local road network and community safety. An assessment of existing on street parking capacity has been undertaken and it has been demonstrated that there is significant capacity to meet the proposed demand for pupil drop off/ pick up.

Summary

- 4.25 The Chapter of the SPS has summarised the community involvement in the preparation of this application. The Applicants have undertaken a comprehensive pre-application consultation exercise in full accordance with local and national policy guidance. The local community, elected Members, key stakeholders and the Council have been consulted. All comments received have been taken into consideration and responded to by the applicant.

5. Planning Policy Context

- 5.1 This chapter describes the relevant adopted local planning policies as well as national planning policy and other material considerations relevant to the determination of this application.
- 5.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.3 For the purposes of this application, the Development Plan comprises:
- The Manchester City Council Core Strategy Development Plan Document (2012); and
 - The saved policies of the Unitary Development Plan (1995).
- 5.4 According to Manchester City Council's Interactive Planning Policy Map, the site is not allocated for a specific use, however it is identified as being located within North Manchester (Policy EC4 and Policy H3) and the Inner Areas (Policy SP1).

Core Strategy Development Plan Document (Core Strategy) 2012

- 5.5 The Core Strategy was adopted on 11th July 2012 and it is the key document to guide development in the City over the plan period (2012-2027).
- 5.6 The key policies of the Core Strategy, relevant for this application are outlined below:
- **Policy SP1 (Spatial Principles)**- This policy sets out the key spatial principles which will guide the strategic development of Manchester to 2027. It states that there is an emphasis on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The policy states the majority of new residential development will be in the Inner Areas. New development should maximise the potential of the cities transport infrastructure and make a positive contribution to neighbourhoods of choice. Additionally, the Policy states development should 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.
 - **Policy T1 (Sustainable Transport)**- This policy specifies that in order to deliver a sustainable, high quality transport network and support a modal shift away from car travel to public transport, the Council will support proposals that promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services , improve access to

transport services, improve pedestrian routes, and take account of the needs of road users in accordance with the broad hierarchy which prioritises pedestrians and people with disabilities.

- **Policy T2 (Accessible Areas of Opportunity and Need)-** This policy states the Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, is easily accessible by public transport connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Development should accord with the car parking standards, however the Council will take the circumstances of each proposal into account to establish what level of parking is appropriate.
- **Policy EN1 (Design Principles and Strategic Character Areas)-** According to this policy, all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.
- **Policy EN3 (Heritage)-** This policy encourages development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New development must be designed to support the Council in preserving and enhancing the historic environment.
- **Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development)-** This policy requires new development to follow the energy hierarchy, being designed to reduce the need for energy through sustainable design features. New development and refurbishment schemes should use building materials with low embodied carbon.
- **Policy EN6 (Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies)-** Applications for development over 1,000 sqm will be expected to achieve a minimum of a 15% increase on Part L 2010 building regulations unless this is shown not to be viable. Developments smaller than the above threshold, but involving the erection of a building or substantial improvement to an existing building will also be expected to meet the minimum target, where viable. This should be demonstrated through an Energy Statement.
- **Policy EN8 (Adaptation to Climate Change)-** In accordance with this policy all new development will be expected to be adaptable to climate change in terms of design, layout, siting and function of both buildings and external spaces.

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- **Policy EN9 (Green Infrastructure)-** This policy states new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function.
 - **Policy EN10 (Safeguarding Open Space, Sport and Recreation Facilities)-** This policy states the Council will seek to retain and improve existing open spaces, sports and recreation facilities to the standards included within the Core Strategy.

Proposals on existing open spaces and sports and recreational 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 City wide 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;

or
 - The development will be ancillary to the open space, sport or recreation facility and complement the use or character.
- **Policy EN12 (Area Priorities for Open Space, Sport and Recreation)-** This policy states the priorities for open space, sport and recreation in the City set out in Manchester's Strategic Open Space, Sport and Recreation Study and within the regeneration areas. In the North Area it should be ensured that new development will deliver improvements to the quality of existing provision.
 - **Policy PA1 (Developer Contributions)-** This policy states, where needs arise as a result of development, the Council will seek to secure planning obligations. The nature and scale of planning obligations sought will be related to the form of development and its potential impact upon the surrounding area.
 - **Policy DM1 (Development Management)-** All development should have regard to the following specific issues:

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- Appropriate siting, layout, scale, form, massing, materials and detail;
 - Impact on the surrounding areas in terms of the design, scale and appearance;
 - Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation;
 - Accessibility;
 - Safety and crime prevention;
 - Adequacy of internal accommodation and external amenity space;
 - Refuse storage and collection;
 - Vehicular access and car parking;
 - Effects relating to biodiversity, landscape, archaeological or built heritage;
 - Green Infrastructure including open space, both public and private; and,
 - Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques, new residential developments should meet Code Level 6 of the Code for Sustainable Homes Standards.

Other Relevant Core Strategy Policies

5.7 The following additional Core Strategy policies are relevant to this planning application:

- Policy EN14 (Flood Risk)
- Policy EN15 (Biodiversity and Geological Conservation)
- Policy EN16 (Air Quality)
- Policy EN17 (Water Quality)
- Policy EN18 (Contaminated Land and Ground Stability)
- Policy EN19 (Waste)

Extant Unitary Development Plan Policies (UDP) 1995

5.8 The key policies of the UDP relevant for this application are outlined below:

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- 5.9 **Policy CC21 (Leisure and Recreation)**- The following sites will be enhanced for recreation or for permanent open space:-
- a) Heywood Street;
 - b) former Wesleyan Cemetery, Thomas Street.
- 5.10 **Policy CC4 (Environmental Improvement and Protection)**- The Council intends to enhance the character of Cheetham Hill Road, Bury New Road/Great Ducie Street, and the Metrolink line. A high standard of design will be expected from new developments in order to restore the unity and particular character of the roads, and to improve the setting of listed and other important buildings. In addition, the Council will encourage the conservation and refurbishment of buildings of character and quality.
- 5.11 **Policy DC19.1 (Listed Buildings)**- This policy states in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.
- 5.12 **Policy DC20.1 (Archaeology)**- This policy states the Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place.
- 5.13 **Policy DC26.1 – DC26.6 (Development and Noise)**- This policy 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.
- 5.14 New noise sensitive developments such as schools will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations.

Other Material Considerations

- 5.15 There are a series of other planning policy guidance documents at the national level that are relevant to the determination of this application comprising:

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- National Planning Policy Framework ('NPPF') (July 2021);
 - National Planning Practice Guidance (March 2014);
 - Manchester City Council Open Space and Recreational Assessment (August 2009);
 - Sports England's Playing Fields Policy and Guidance (2018 updated 2021);
 - Manchester City Council Green and Blue Infrastructure Strategy (July 2015);
 - The Manchester Strategy; and,
 - Manchester Climate Change Strategy 2017-50.

National Planning Policy Framework (2021)

- 5.16 The revised National Planning Policy Framework ('NPPF') was published in July 2018, with the most recent, subsequent iteration published in July 2021 ('the 2021 Framework'). The NPPF sets out the Government's planning policies and guidance and how this is to be applied. The NPPF is a material consideration in the determination of planning applications. The elements of the NPPF which are considered most relevant to the development proposed are outlined below.

The Presumption in Favour of Sustainable Development

- 5.17 Central to the NPPF is the presumption in favour of sustainable development and the need for the planning system to support economic growth. Paragraph 11 of the 2021 Framework sets out the presumption in favour of sustainable development and the application of the policy for decision making states:

"Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

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

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

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

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

- 5.18 Paragraph 7 of the 2021 Framework emphasises that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 defines “sustainable development” and highlights the three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

“a) 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;

b) 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;

c) 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 Sustainable Transport

- 5.19 The NPPF sets out that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

Achieving Well Designed Places

- 5.20 Paragraph 126 of the 2021 Framework sets out that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.21 Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely,

significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Promoting Healthy and Safe Communities

5.22 Paragraph 95 of the NPPF regards schools, stating:

"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:

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

5.23 Furthermore Paragraph 96 states:

"To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted."

5.24 This Chapter of the NPPF also includes a section relating to open space a recreation. Paragraph 99 states existing open space and recreational buildings and land, including playing field 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.

Planning Practice Guidance

- 5.25 On 6th March 2014 the Department for Communities and Local Government (now Ministry of Housing, Communities and Local Government) launched the online Planning Practice Guidance ('PPG') as a web based resource to further simplify and bring together planning practice guidance for England in an accessible and usable way. The PPG is intended to assist practitioners and provide further guidance on the interpretation of national planning policy within the NPPF.
- 5.26 The PPG emphasises that well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning processes. The PPG points towards the guidance contained within the National Design Guide (2019), which illustrates how well-designed places can be achieved in practice.
- 5.27 The PPG includes a section relating to open space, sports and recreation facilities, public rights of way and local green space which was published in March 2014. This guidance states open space should be taken into account in planning for new development and considering proposals that may affect existing open space. It is for local planning authorities to assess the need for open space within their authority. Local planning authorities are required to consult Sport England in certain cases where development affects the use of land as playing fields.

Manchester City Council Open Spaces, Sports and Recreation Study (August 2009)

- 5.28 This study was published in 2009, relating to an assessment of open space, sports and recreation facilities which was undertaken in 2007 in order to form part of the evidence basis for the Manchester City Council Core Strategy.
- 5.29 Section 8 of this study relates to outdoor sports facilities and recognises such facilities are often a focal point of a local community, functioning as a recreational and amenity resource in addition to a formal sports facility. Within this section OSF 2 states the Council should Protect all outdoor sports facilities from development unless criteria set out in Sport England policy are met. This should be incorporated through the provision of appropriate policies in the Local Development Framework.
- 5.30 The study references the 2004 Playing Pitch Strategy which outlines the following priorities for future development with regard to cricket:
- an additional high quality, grass-playing surface to be developed at one of the parks in the City to act as an additional venue for local clubs, to be available for sports development initiatives and to build participation in cricket;

-
- each school (with playing fields) should have a non-turf wicket
 - all clubs to either have at least two practice nets (grass or artificial) or access to indoor nets within their catchment area
 - one MUGA in each park area should be at least marked out with cricket wickets or have cricket net facilities attached to it
 - Belle Vue Leisure Centre to install training nets
 - develop pathways for Girl's interested in playing cricket.

5.31 Section 17 assesses the provisions within North Manchester. Table 17.3 recognises, at the time of the study, there was a shortfall of 5.82 hectares of outdoor sports provision in North Manchester compared against the Council's Quantity Standards. As well as containing some deficiencies in provision, the North area contains the lowest quality facilities in the City, indicating that qualitative improvements will be particularly important in this area.

Sports England's Playing Fields Policy and Guidance (2018 updated 2021)

5.32 This Policy document states Sports England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field,

5.33 unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.

- 1- A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.
- 2- The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

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- 3- The proposed development affects only land incapable of forming part of a playing pitch and does not:
- reduce the size of any playing pitch;
 - result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
 - reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
 - result in the loss of other sporting provision or ancillary facilities on the site; or prejudice the use of any part of a playing field and any of its playing pitches.
- 4- The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:
- of equivalent or better quality, and
 - of equivalent or greater quantity, and
 - in a suitable location, and
 - subject to equivalent or better accessibility and management arrangements.
- 5- The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

Manchester City Council Green and Blue Infrastructure Strategy and Action Plan (July 2015)

- 5.34 The Manchester Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods. The objectives of the Strategy include using appropriate infrastructure to create successful neighbourhoods and support the city's growth.
- 5.35 The strategy sets out that urban green spaces, including private gardens, pocket parks, street trees, verges, green roofs and green walls are all considered to be green infrastructure. These types of infrastructure plan an important role as part of Manchester's overall resource.

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- 5.36 The Strategy identifies this site as being located within North Manchester and states the following in terms of existing green and blue infrastructure provisions. North Manchester has the highest tree cover and the most natural and semi-natural space across the city. Heaton Park is a major recreational asset both for the local and wider area. The potential to improve the use, quality and access to this and other key green spaces should be fully explored to maximise their benefits to the wider community.

The Manchester Strategy (2015)

- 5.37 The Manchester Strategy sets out a long-term vision for the city following a period of consultation in 2015. The vision includes the objective to 'be a beacon for sustainable design' in order to be a thriving and sustainable city. The planning process is identified as being a facilitator in delivering these objectives.

Manchester Climate Change Strategy 2017-50

- 5.38 This document represents the most up to date Climate Change Strategy for Manchester which sits as a key part of the overarching policy framework 'Our Manchester', the city's strategy for 2016-25.
- 5.39 This document provides a strong vision for 2050 with Manchester playing a full part in limiting the impacts of climate change, locally and globally. It sets out key objectives for achieving the targets set out within local, national and global policy, relating to key areas such as transport, education and engagement, waste, green spaces, energy efficiency and buildings, and provides implementation, monitoring and reporting guidelines to ensure that progression is made.

Summary

- 5.40 This chapter has identified a series of Development Plan Documents and other material considerations to be taken into account in the determination of this application. The following Chapter assesses the principle of development against the local and national planning policy framework in greater detail.

6. Planning Assessment

- 6.1 Under the provisions of Section 38 of the Planning & Compulsory Purchase Act 2004, Local Planning Authorities ('LPAs') are required to determine planning applications in accordance with policies contained within the statutory Development Plan unless material planning considerations indicate otherwise.
- 6.2 This chapter demonstrates that the proposed development fully accords with the Development Plan and supports the Council's aspirations for the development of the site.

Principle of Development

Needs case

- 6.3 A key material consideration in the determination of the planning application will be the needs case for new school places. This needs case is relevant in the context of the 2011 Ministerial Statement and NPPF paragraph 95, which states:

"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:

a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted."

- 6.4 Manchester City Council provides annual data regarding the demand for reception places in each of its primary schools. An analysis of the numbers of pupils on roll in the 13 primary schools within a one mile radius of the site of the Olive School, Manchester indicates that the percentage of unfilled places is 5.8% of capacity (Source: Get Information About Schools Gov.UK). These places are likely to be across a number of year-groups and is just above the Department for Education guideline for surplus places in a planning area of 5%. The conclusion to be drawn is that there is very limited spare capacity in existing primary schools in the catchment area to be served by the Olive school, Manchester.
- 6.5 In addition to the existing capacity, it is also important to consider forecast increases in population within Cheetham. In November 2021 Manchester City Council published a population forecast report titled Children in Manchester. The graph included on page 5 of this report recognised that at the time of publish there were 5,955 children within the ward of Cheetham. It further recognised there had been

an 11% increase in the 0-16 year old population from 2016 to 2021. This would equate to an increase in 655 children living in the ward over a 5 year period. Assuming this trend is to continue, a substantial need for new primary schools will be required in the coming year to accommodate the projected increase in population, particularly in the context of the Northern Gateway Project, which proposes an additional 15,000 new homes in the wider area.

- 6.6 Furthermore, in accordance with Paragraph 95 of the NPPF, it is important that a sufficient choice of school places is available. Star Academies is considered an exceptional primary school education provider of primary school education, with a very strong track record of running outstanding schools as validated by OFSTED. Star Academies mission is to deliver the very best education to young people in their schools across the UK. As well as achieving excellent academic results, Star schools are deeply committed to the personal development of their young people. Star Academies are proud to contribute to the communities they work in, and students have the opportunity to support local projects.
- 6.7 Therefore, the provision of a primary school which strives to be considered outstanding would be a valuable asset to the local community and will support choice in schools as required by the NPPF.
- 6.8 To conclude, the need for this school is established through the projected growing population of children within the Cheetham Ward as well as the lack of outstanding primary schools in the locality, which is detrimental to providing a choice of schools, as encouraged by the NPPF.

Loss of Sport and Open Space

- 6.9 The site is recognised as open space, as per saved UDP Policy CC21 and Core Strategy Policy EN10 and as such the loss of the existing provision needs to be assessed against these policies. Policy EN10 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 the City wide 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;

or

The development will be ancillary to the open space, sport or recreation facility and complement the use or character.

- 6.10 This policy approach largely mirrors Sport England's Policy as set out in their Playing Fields Policy and Guidance (2018), which sets out 5 policy exceptions where the loss of playing fields can be justified against.
- 6.11 Following extensive discussions with MCC and Sports England, a financial contribution is proposed to ensure that replacement facilities can be provided in the locality, in accordance with Policy EN10. The current mitigation strategy includes a financial contribution to cover the following facilities:
- Relocation of the basketball court and cricket games to Cheetham and Smedley Lane Parks
 - Redesignation of a pitch at David Lewis Recreation (Boggart Hole Clough)
- 6.12 In addition to the off-site provision, secured through the financial contribution, and following liaison with the local ward members, it is also proposed to provide 2no. batting enclosures on the site, which will be made available to the community for social use, outside of school hours. The use of these enclosures will be secured through the provision of a community use agreement, which can be conditioned by MCC as part of any future planning decision.
- 6.13 On the basis of the above, the proposed development is clearly acceptable in terms of local, national and Sports England planning policy, relating to loss of sports pitches/ open space.

High Quality Design

- 6.14 The NPPF places significant weight on the good design of buildings and this is emphasised by Core Strategy policies EN1 and DM1 which both expect the design of development to be of the highest standard in terms of appearance and function. This proposal comprises a high-quality purpose built primary school, which has been designed to respond positively to the character of the surrounding area.
- 6.15 The building has been positioned within the site to ensure privacy distances to the residents on Heywood Street are respected in accordance with Core Strategy Policy DM1. This positioning also acts to reduce the risk of overspill of pupils and parents onto the road during drop off and pick up periods. The building has been arranged in an L-shape configuration to create a sheltered reception/ KS1 and KS2 play area which will allow direct access to the external spaces from all infant and reception cloakrooms, in line with Trust's requirements as well as encouraging passive onlooking from the

classrooms which will increase the safety of the play area. The buildings layout and form has been designed to balance functionality with planning requirements and the overall appearance of the site.

- 6.16 In terms of materiality, the new proposal is for a mainly brick building which will relate to the domestic vernacular context. A lighter coloured brick is proposed in order to define the school as a difference building type to the surrounding houses. The brick colours will be chosen to be sympathetic to the local context while allowing the building to be differentiated to assist with wayfinding.
- 6.17 Regarding scale, the school is proposed to be two storeys in height. Two storeys is considered acceptable in terms of the surrounding context with nearby buildings comprising predominantly two storey premises. A 'flat' roof is proposed to the new build to keep the height of the building down. The internal layout has been designed to allow reception, infant and special educational needs classes to be located on the ground floor, while junior classrooms will be located on the first floor. This is to reduce the need for the younger pupils to use the stairs.
- 6.18 Overall, the proposal has been designed through discussion with relevant stakeholders and the community to represent a high-quality, attractive and functional primary school which responds positively to the surrounding character.

Access, Traffic and Parking

- 6.19 This application is supported by Transport Assessment (including Stage 1 Road Safety Audit) and Travel Plan prepared by Eddisons which should be read in conjunction with this Planning Statement. Local Planning Policy dictates that development should 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 (Core Strategy Policy SP1 and T2), the Council will support proposals that promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services (Core Strategy Policy T1) and, development should accord with the car parking standards (Policy T2).
- 6.20 As established in Section 2 of this Planning Statement, this site represents a highly sustainable location within walking distance of its future residential catchment area, as well as being well-served by public transport infrastructure to make the site accessible to future employees. The Framework Travel Plan concludes the site is highly accessible and caters for needs of the development's residents and visitors. As such, this will assist in promoting a choice of travel modes other than the private car, as set out in NPPF.

-
- 6.21 The Transport Assessment demonstrates the proposals are wholly acceptable in terms of traffic impacts on the local transport network and road safety impacts, specifically with relation to the proposed new site access.
- 6.22 An assessment of the existing level of car parking provision in the locality has been undertaken which demonstrates that there is more than sufficient on-street parking provision to accommodate the forecast demand for drop-off/ pick up trips. The majority of the demand can be accommodated on Heywood Street, with further demand being accommodation on the surrounding highway such as Huxley Avenue and Bignor Street.
- 6.23 In terms of parking there is proposed to be 35 car parking spaces including 3 mobility spaces and 9 EV charging spaces. It has been confirmed during consultation with Manchester City Council Highways Officers that this would accord with the policy position of 1.5 spaces per classroom. In addition, storage for 20no. staff/visitor cycles are available off the main car park. Storage for a further 12no. cycles and 20no. scooters will be available off the pupil entrance. This will encourage sustainable modes of transport to and from the site.
- 6.24 Therefore, in terms of traffic impacts, road safety, sustainable transport opportunities, and parking the proposals are considered wholly acceptable in terms of local and national planning policy.

Green and Blue Infrastructure Statement

- 6.25 The Manchester Green and Blue Infrastructure Strategy and Action Plan (2015) aims to build on investment to date and create a high quality, well maintained green and blue spaces which are an integral part of neighbourhoods.
- 6.26 The scheme is supported by a landscaping proposal which aligns with the visions and objectives of the Green and Blue Infrastructure Strategy. As detailed in the landscape plans, and landscape sections of the Design and Access Statement, the scheme will retain as many as possible trees on the site, and supplement these with a high quality extensive planting scheme which will replace trees lost to facilitate the development. The green infrastructure of the scheme has also been maximised through the provision of a habitat area, proposed native tree, fruit trees, ornamental shrub and wildflower/ bulb planting.
- 6.27 The proposals have therefore sought to include as much green infrastructure across the site and this will increase the site's biodiversity value. The proposals therefore accord with the requirements of the Green and Blue Infrastructure Strategy, as well as Policy EN9 of the Core Strategy which requires new development to maintain and enhance green infrastructure where possible.

Trees

- 6.28 An Arboricultural Impact Assessment and Arboricultural Method Statement has been prepared by Amenity Tree Care Ltd in support of the application proposals.
- 6.29 The proposed scheme was assessed in line with guidance provided in *BS 5837:2012 Trees in relation to design demolition and construction –Recommendations* with the aim to achieve a harmonious relationship between trees and structures that can be sustained in the long term.
- 6.30 It is the Arboriculturist Consultant's professional opinion that the scheme has achieved a harmonious balance of retained and removed trees and that the proposal will result in a significant improvement in the longer-term visual amenity associated with the site, through the proposed additional planting proposed. The proposal is therefore considered acceptable in accordance with Policy EN9 of the Core Strategy.

Energy

- 6.31 An Energy Statement has been prepared by Clancy Consulting in support of the application proposals. This statement confirms that the applicant's intention is to adopt an enhanced building fabric in order to minimise the building energy demand as well as incorporating passive design measures to limit the amount of energy used by building services systems. The proposal also includes the use of photovoltaic panels and air source heat pumps. As a result the report confirms that the proposal would achieve a 103% improvement on Part L 2021 target, which substantially exceeds the requirements set out in Core Strategy Policy EN 6.
- 6.32 In the context of the above, it is clear that based on the measures and commitments outlined that the proposed development will deliver a low carbon and a sustainable resource efficient development in accordance with Policies EN4 and EN6 of the Core Strategy.

Other Technical Considerations

- 6.33 An assessment of all other technical considerations has been undertaken as part of the application, including ground condition, noise, ecology and flood risk. It demonstrates that, subject to the implementation of the proposed mitigation measures set out in the reports, that development will not result in any unacceptable impacts and therefore accords with the relevant policies of the Development Plan.

Summary

- 6.34 In summary, the principle of development is considered acceptable due to a demonstrated need for the primary school to support the forecasted growing population in Cheetham Ward, as well as to provide suitable choice of schools in accordance with Paragraph 95 of the NPPF. In terms of the loss of open space/ a sports pitch, suitable mitigations, in the form of off-site contributions and on-site alternative provision, have been discussed with Sports England and Planning Officers from Manchester City Council which would make the loss of open space acceptable in terms of local and national planning policy.
- 6.35 The proposal is demonstrated to be a high quality and innovative design which responds positively to the character of the surrounding area. The proposal is considered acceptable in terms of transport impacts and is located within a highly sustainable location, within walking distance of its future pupil's catchment. The scheme is supported by a cohesive green and blue infrastructure provision.. As such, the scheme is considered to be fully compliant with both local and national planning policies and thus represents a considered and appropriate scheme.
- 6.36 A suite of technical assessments has been undertaken in support of the planning application, which demonstrated that the proposed development fully accords with the relevant policies and aspirations of the Development Plan and as such the planning application proposals should be approved without delay.

7. Planning Balance

- 7.1 Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. As demonstrated in this Statement the application proposals accord with the majority of relevant policies of the Development Plan when read as a whole and should therefore be approved without delay in accordance with the NPPF.
- 7.2 Notwithstanding the above, if the Council identifies conflict with any policies of the Development Plan, any potential harm is clearly outweighed by the substantial economic, social and environmental benefits, as set out below:

Economic Benefits

- Significant job creation once the site becomes operational, estimated 60 FTE jobs;
- Generation of both temporary and full-time equivalent construction jobs, including higher skilled professions and lower skilled jobs and 4no. apprentices on site;
- Support for a number of other off-site employment opportunities in the local building trade;
- Provide investment into the local area through the construction process;
- Provide a catalyst for further investment and development within the local area; and,
- A significant investment by the developer into the local area.

Social Benefits

- Deliver a well-designed primary school which will meet a demonstrated forecast need;
- Provide on site cricket nets which can be used by the local community, and a substantial off-site financial contribution to improve the quality of nearby public open space;
- Bring into use a sustainably located site, increasing the quality of new buildings in the area and providing landscaping and trees;
- Considers community safety in the design, layout, and management of the development;
- Eliminating anti-social behaviour which has been reported at the existing park via community consultation;

-
- Deliver a sustainable redevelopment which is well located next to shops, local services, jobs, transport links, and
 - Attract new residents to the area, who wish to live nearby an exceptional primary school, which will broaden the skills base to local employers and potentially benefit local businesses.

Environmental Benefits

- Deliver the regeneration of a prominent site, which is well located within the Cheetham Hill neighbourhood and significantly increase the appearance and streetscape;
- Deliver a scheme which ensures efficient use of land by maximising its development whilst taking into account key site opportunities;
- Provision of new and improved green landscaped areas;
- Retention of existing trees where possible and additional new planting of trees, bushes and shrubbery;
- Delivering a school in a sustainable location within proximity to its residential catchment, which will reduce the need to travel by car. The scheme also incorporates substantial cycle and scooter storage facilities for both students and staff;
- Meeting Climate Change objectives by delivering the aspirations of a more sustainable building design and construction; and,
- Inclusion of biodiversity measures, such as fruit trees and wildflower planting.

Summary

- 7.3 In summary, the proposed development represents a sustainable form of development on a brownfield site which will deliver a high quality, visually attractive development. The scheme proposals fully accord with the Development Plan and associated supporting planning guidance and the substantial economic, social and environmental benefits of the scheme have been clearly set out above.

8. Summary and Conclusions

8.1 This Supporting Planning Statement ('SPS') has been prepared by Avison Young on behalf of the Conlon Construction ('the Applicant'), in support of an application for full planning permission submitted to Manchester City Council ('MCC') for a high quality educational development at Land to the West of Heywood Street, Cheetham Hill, Manchester ('the site'), as shown on Location Plan at **Appendix I**.

8.2 The application proposes the following description of development:

"Full planning application for the erection of a purpose-built primary school and associated open space, access, landscaping and other infrastructure works"

8.3 The site currently comprises a part and sport facilities, including a cricket pitch, as well as a section of road at Brentfield Avenue. The desk based planning assessment of the site did not establish any technical or planning constraints which would prevent development at the site.

8.4 The full planning application proposes the development of a high quality 2 form entry primary school. The educational development is supported by recreational facilities, new access arrangements and hard and soft infrastructure and landscaping. The scheme therefore represents a comprehensive and high-quality development undertaken in line with best practice guidance and policy. The proposals have been designed with due regard given to the results of pre-application consultation and technical assessments undertaken by the applicant's project team.

8.5 As evidenced within the Planning Appraisal section of the Planning Statement, the proposal is considered to accord with all requirements of local and national planning policy. The principle of development is considered acceptable due to a demonstrated need for the primary school to support the forecasted growing population in Cheetham Ward, as well as to provide suitable choice of schools in accordance with Paragraph 95 of the NPPF. In terms of the loss of open space/ a sports pitch, suitable mitigations, in the form of off-site contributions and on-site alternative sports provisions, have been discussed with Sports England and Planning Officers from Manchester City Council which would make the loss of open space acceptable in terms of local and national planning policy.

8.6 The proposal is demonstrated to be a high quality and innovative design which responds positively to the character of the surrounding area. The proposal is considered acceptable in terms of transport impacts and is located within a highly sustainable location, within walking distance of its future pupil's catchment. The scheme is supported by a cohesive green and blue infrastructure provision. Furthermore, it has been considered in terms of nearby heritage assets and shown not to negatively impact the character of their surroundings.

8.7 To summarise, the proposed development represents a 'Plan led', high quality, sustainable form of development which will realise the potential of this site through the delivery of a new primary school. The scheme proposals accord with the Development Plan and are in line with national planning policy. It is therefore respectfully requested that planning permission is granted.

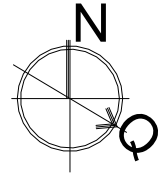
Appendix I

Site Location Plan

Site Location Plan

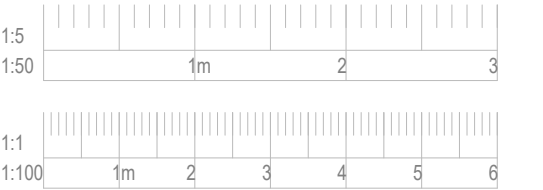
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Rev.	Date	Drn.	Chkd.
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Project
**Olive Primary School,
Manchester**

Client
Conlon Construction Limited

Drawing
Site Location Plan

Scale	Sheet Size	Drawn	Checked	Date
1 : 1250	@ A3	SW	AC	8.12.22

Project No.	Originator	Zone	Level	Form Discipline Number	Revision
22-037	BSA	-XX	-XX	-D - A	1000

Status
Planning

Appendix II
Documents

Schedule of Submission

Submission Schedule

Documents		
Title	Date	Author
Covering Letter	January 2023	Avison Young
Design and Access Statement	January 2023	Bowker Sadler Architects
Supporting Planning Statement	January 2023	Avison Young
Noise Assessment	January 2023	Hepworth Acoustics
Crime Impact Assessment	February 2023	Greater Manchester Police
Construction Management Plan	January 2023	Conlon Construction
Preliminary Ecological Assessment	February 2022	Amenity Tree
Tree Bat Roost Assessment	January 2023	Amenity Tree
Arboricultural Impact Assessment and Method Statement	January 2023	Amenity Tree
Environmental Standards Statement	January 2023	Clancy Consulting
Flood Risk Assessment and Drainage Strategy	December 2022	Clancy Consulting
Geo-Environmental Phase 1 Report	November 2020	Mott Macdonald
Transport Assessment	January 2023	Eddisons
Travel Plan	January 2023	Eddisons
Waste Proforma	January 2023	Avison Young
Plans		
Title	Reference	Author
Site Location Plan	FS0766-BSA-XX-XX-D-A-1000-rev_	Bowker Sadler Architects
Existing Site Layout Plan	FS0766-BSA-XX-XX-D-A-1001-rev_	Bowker Sadler Architects
Proposed Boundary Treatment Plan	FS0766-BSA-XX-XX-D-A-1001-revB	Bowker Sadler Architects
Proposed Roof Plan	FS0766-BSA-XX-XX-D-A-1004-revC	Bowker Sadler Architects
Proposed Site Sections	FS0766-BSA-XX-XX-D-A-1005-revA	Bowker Sadler Architects
Proposed Ground Floor Plan	FS0766-BSA-XX-XX-D-A-1010-revC	Bowker Sadler Architects

Proposed First Floor Plan	FS0766-BSA-XX-XX-D-A-1011-revC	Bowker Sadler Architects
Proposed Elevations	FS0766-BSA-XX-XX-D-A-1015-revD	Bowker Sadler Architects
Proposed Sections	FS0766-BSA-XX-XX-D-A-1017-revA	Bowker Sadler Architects
Landscape Masterplan	406_01_RevB	Saville Landscape Design
External Lighting Plan	7-10197-CCL-XX-SS-DR-E-6300-P1	Clancy Consulting

Appendix III

Consultation Leaflet

Public Consultation for Primary School Development

Land to the west of Heywood Street, Cheetham Hill, Manchester

The Department for Education (DfE), Star Academies and Conlon Construction would like to invite you to participate in their online consultation, on the emerging plans for a new two-form entry primary school at Land to the West of Heywood Street, Cheetham Hill, Manchester, known as Bignor Street Park



Development Proposals

The proposal is for a two-form entry primary school (420 no. pupils), which will be referred to as 'Olive School'. The school and associated car parking is proposed to be located in the northern section of the site, fronting Brentfield Avenue/ Heywood Street and will be two storeys in height. Olive School is proposed to serve a local catchment, and as a high quality, purpose built school it will address an identified need within the community.

Initial discussions have been undertaken with Manchester City Council and Sports England in regards to the loss of the existing sports pitches and open space on sites and the current position is that a financial contribution will be paid by the DfE in order to provide improvements and new facilities in the local area.



Public Consultation for Primary School Development

Land to the west of Heywood Street, Cheetham Hill, Manchester

Have Your Say

For further information on the emerging proposals and to provide comments online please visit the website below, which is dedicated to presenting the proposals for the site and collating your views:

<http://planningconsultations.avisonyoung.co.uk/>

Alternatively;

Please email us directly at

planningconsultations.uk@avisonyoung.com

Or

Leave comments via **voicemail** to the following phone number

0161 956 4176.



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