

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134375/FO/2022

Date registered valid: 28 July 2022

Proposal: Erection of temporary building for a period of 5 years to form additional sports accommodation

Address: Our Ladys Rc High School , Alworth Road, Manchester, M9 0RP

Ward(s): Higher Blackley Ward

Applicant: Mrs Jay Thomas Our Ladys Rc High School Alworth Road,
Manchester, M9 0RP

Agent (if any): Mrs Jay Thomas Our Ladys High School Alworth Street, Manchester,
M9 0RP

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 September 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 6 September 2022

Standard consultations:

Printed: 7 September 2022

Expired: 28 September 2022

Neighbour notifications

Printed: 22 August 2022 Expired: 12 September 2022

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

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to Our Lady's High School within the Higher Blackley ward of north Manchester. The application site relates to an existing secondary school, which was originally constructed in 2008. The school building is shared between the mainstream pupils of Our Lady's, as well as the SEND pupils of North Ridge High School. Although there are some shared facilities (notably, hall spaces and the access road to site), for the most part the teaching and external facilities of both schools are separated.

The proposed location of the new building would be located to the south east of the site, constructed on the site of an existing hard court games area and adjacent to an existing Artificial Grass Pitch. To the north of the site sits the connected Sports Centre, to the east sits the Artificial Grass Pitch, to the south of the site sits an overflow car park and to the west sits further green space connected to the school grounds.

Description of development

The submitted application sought planning permission for the erection of a building to form additional sports accommodation. The building would sit on the existing hard court games area

and would be sited to the south of the site, leaving remaining hard standing to surround the new building. The building would have approximate dimensions of Height: 6.2 (to the eaves)/ 9.5 (to the highest point) x Length: 30 x Width: 20 metres. The building would include the insertion of two double doors and two single doors and would incorporate four courts of 600 sqm. This is a non standard sports hall construction and dimensions.

Materials to be used include:

- insulated PVC roof (white)
- composite wall panels made of steel wall cladding, 40mm insulated.

The agent provided a photo of the building which showed materials to be installed via email on 22 September 2022.

Following discussions with the agent and consideration of the type of building to be installed the description of development has been altered to refer to the installation of a temporary building for a 5 year period.

Planning history

The original school was built in 1958 and extended in 1961, and was redeveloped in 2008/9 following approval of a planning application in 2007 that promoted the co-location of three schools to create a campus, incorporating Our Lady's School (750 places), North Ridge Special Educational Needs (SEN) School (110 places) and Meade Hill School for students with Emotional, Social and Behavioural Disorders (ESBD) (25 places).

The site consists of the following history:

CDN/22/0120- Discharge of conditions 3 (materials), 16 (solar panels) and 22 (bio diversity) attached to planning permission referenced 129587/FO/2021.
Approved 4 July 2022.

129587/FO/2021- Erection of a 2-storey educational building (1,245 sqm) (Use Class F1a) to provide additional teaching space for the existing school, following removal of the temporary prefabricated classroom and associated hard and soft landscaping works.
Approved 26 May 2021.

102225/FO/2013/N1- Erection of single storey extension to provide new community entrance to existing school and additional school accommodation.
Approved 31 May 2013.

100791/DEM/2012/N1- Application for Prior Notification of Proposed Demolition of lodge building.
No Objection- 27 November 2012.

094659/FO/2010/N1- Retrospective application for erection of a glazed shelter within existing internal courtyard.
Approved 29 November 2010.

089642/FO/2009/N1- Erection of single storey extension to provide office accommodation.
Approved 13 May 2009.

082189/VO/2007/N1 -CITY COUNCIL DEVELOPMENT Re-development of school site to form co-location of 3 schools involving: erection of part 2, part 3 storey building on existing playing field to form a high school, including a replacement for Our Lady's RC Sports College with 14-19

centre and replacement for North Ridge High SEN School; remodelling and extension of existing building at the east of the site to form a replacement for Meade Hill School for children with behavioural difficulties; formation of sports facilities including playing pitches and all weather pitch; landscaping and car parking. (Demolition of existing school buildings and retention of sports hall and caretakers bungalow)
Approved 12 June 2007.

More historic planning history also exists for the site.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

Environmental Health

Environmental Health were consulted and asked that the following hours condition was placed on any approval granted:

The premises shall not be open outside hours to be agreed in writing by the City Council as local planning authority.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

Sports England

Summary: Sport England raises no objection to this application which is considered to meet Exception 4 of our adopted Playing Fields Policy.

An assessment of the application and some advisory information for the applicant is set out below:

Sport England –Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 99), and against its own playing fields policy, which states:

‘Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

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

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

Sport England’s Playing Fields Policy and Guidance document can be viewed via the below link: https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

Assessment against Sport England Policy

The proposal is for a sports building to be constructed on the site of an existing hard court games area and adjacent to an existing Artificial Grass Pitch.

The internal layout of the sports building shows a 4 court hall of 600sqm with a height of 6.2m. This is a non standard sports hall construction and dimensions. Whilst the overall size of the court area allows courts for a variety of indoor sports to be marked out to the required dimensions the height is lower than the recommended height of 7.5m to allow for badminton and trampolining. It is assumed the sports building is required for school use only to meet curriculum needs rather than use for community sport and/or inter school competition. If community use and/or interschool competition is intended then the sports building will need to meet the required standards for indoor sports. The applicant is advised to refer to Sport England's Design Guidance 'Sports Halls Design and Layouts 2012'. This covers sports halls ranging from 1 court to 10 courts:

<https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/sports-halls>

The sports hall, irrespective of the design, will replicate the activity on the current hard court games area. For that reason it is considered the hard court games area will be replaced by the sports hall.

Conclusions and Recommendation

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet Exception 4 of the above policy.

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

If you would like any further information or advice please contact me at the address below.

United Utilities

United Utilities have requested that a drainage condition be attached to any subsequent approval.

Flood Risk Management Team

Have requested that a condition be attached to any approval relating to the submission and approval of a surface water drainage scheme.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- 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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to

neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Policy EN10 (Safeguarding Open Space, Sport and Recreation Facilities); states the Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces. Proposals will be supported that:

- improve the quality and quantity of accessible open space, sport and recreation in the local area

- provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity

- improve access to open space for disabled people

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.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from

an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

Following discussions with the applicant the submitted application is for the erection of a temporary building for a period of 5 years to form additional sports accommodation. This is considered acceptable in principle to support the school's growth in terms of sports facilities. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Visual /Residential Amenity

The proposed location of the new building would be located to the south east of the site, constructed on the site of an existing hard court games area and adjacent to an existing Artificial Grass Pitch. To the north of the site sits the connected Sports Centre, to the east sits the Artificial Grass Pitch, to the south of the site sits an overflow car park and to the west sits further green space connected to the school grounds.

Although the building is considered large, with a height of 9.5 metres (to the highest point), it would be used in context with the school. The building would be the first to be seen when approaching the school, viewed in context with the sports college to the north and the grass pitch to the east. In terms of impacts to residential/visual amenity, the nearest property no.2 Howden Road and no.76 Alworth Road would be sited respectively 63 metres and 66 metres away and as such would not cause an overbearing feature for local neighbours. The existing car park to the south of the proposed building site would be seen prior to the building and would create space between the two. Four doors are to be inserted in the building to provide access in and out of the building and as such would not create any overlooking or privacy implications. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. As the building would be open during the school times only, the building would not create any additional noise beyond that already experienced by the neighbours from the school's activity. Due to the substantial distance between the building and residents, it would not create any overshadowing or loss of light implications.

Design and Appearance

Materials to be used include:

- insulated PVC roof (white)
- composite wall panels made of steel wall cladding, 40mm insulated.

The agent provided a photo of the building to be installed via email on 22 September 2022.

Concerns were raised to the applicant regarding the quality of materials to be used. The agent responded explaining that due to the nature of the building, these were the only materials offered for the product. As such, viewed in context with the sports grounds, with a proposed time of 5 years and due to the building being commonly seen within other school grounds, the materials are considered acceptable in this instance. A condition to that effect would be

attached to any consent granted. Therefore, the design of the extension would not adversely affect the appearance of the existing dwelling.

Although the scale of the building is considered large, it would allow indoor sports to be played in the building, hence the tall height. As such, the form and scale of the building is considered appropriate in its setting.

Hours and timing

Environmental Health requested that the hours for operation be approved through prior discussion. The applicant wished the hours to be 8am to 5pm to mirror the school day and Environmental Health agreed.

It is noted that the agent wishes to gain consent for the building for 5 years. Although 3 years is common for temporary buildings, given the building is for a school the 5 years is considered acceptable. During a verbal discussion, the agent was asked why the building was required for a longer 5 year period. The agent explained the school does not have the resources to fund a more permanent building and the current proposal would allow the school to expand its sports facilities with the limited budget available.

Flood Risk Management pre-commencement condition

The flood risk pre-commencement condition was sent to the agent on 15 September 2022 and the agent responded with acceptance to the condition on 21 September 2022.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is considered acceptable given the temporary nature of the consent. The proposal is considered acceptable and complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner by requesting further information relating to the scheme.

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

a) The planning permission hereby granted is for a limited period only, which shall expire on 30 September 2027.

b) The use/development for which permission is hereby granted is required to be discontinued on or before that date (30 September 2027) and all associated development shall be removed, any use of the land authorised by this permission shall be discontinued, and the land shall be reinstated/made good in accordance with a scheme previously approved within one month of the development being vacated or before the expiration of the period specified in this condition, whichever is sooner.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1 and DM1.

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

- Application for Planning Permission, stamped as received by the City Council as Local Planning Authority on 14 July 2022.
- Drawing- Existing & Proposed- Elevations, stamped as received by the City Council as Local Planning Authority on 28 July 2022.
- Drawing- Location Plan- Sketch Plan, stamped as received by the City Council as Local Planning Authority on 14 July 2022.
- Drawing- Location Plan- Building Location, stamped as received by the City Council as Local Planning Authority on 9 September 2022.
- Drawing- Location Plan- Building Location, stamped as received by the City Council as Local Planning Authority on 9 September 2022.
- Photo, stamped as received by the City Council as Local Planning Authority on 22 September 2022.

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

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used on external surfaces hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form and Photo specified in Condition 2.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

5) The premise shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday- Friday- 8am to 5pm.

Saturday- Sunday- None.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

6) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Sport England

2 Howden Road, Manchester, M9 0RQ

25 Alworth Road, Manchester, M9 0RP

4 Howden Road, Manchester, M9 0RQ

8 Farnham Avenue, Manchester, M9 6FH

6 Farnham Avenue, Manchester, M9 6FH

98 Chain Road, Manchester, M9 6GN

96 Chain Road, Manchester, M9 6GN

106 Chain Road, Manchester, M9 6GN

104 Chain Road, Manchester, M9 6GN

102 Chain Road, Manchester, M9 6GN

100 Chain Road, Manchester, M9 6GN

Caretakers Bungalow, Our Ladys Rc Sports College, Alworth Road, Manchester, M9 0RP

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 - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA