

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135089/NMC/2022

Date registered valid: 11 October 2022

Proposal: Non material amendment to planning permission 129076/VO/2021 to enable elevational alterations.

Address: Site Of Former Showcase Cinemas, Hyde Road, Manchester, M12 5AL

Ward(s): Longsight Ward

Applicant: Manchester City Council Town Hall, Albert Square, Manchester, M60 2LA

Agent (if any): Mr Sam Beresford, Tetra Tech Quay West, Media City, Trafford Wharf Road, Manchester, M17 1HH

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19.10.2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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

The site was occupied by the former Showcase cinema, which was subsequently demolished in connection with a prior notice to demolish application ref: 129662/DEM/2021. The application site is located on Hyde Road, within the Belle Vue area of Longsight ward. To the western boundary of the site, there is an easement which is made up of a large coppice of woodland planting. The site is not located within a conservation area and there are no listed buildings within or adjacent to the site boundary.

Planning History

Historically, the site formed part of the Belle Vue Zoological Gardens, which consisted of a fairground, pleasure gardens, zoo, concert hall and several boating lakes until the late 1980s, when it was closed and redeveloped for use as a cinema.

Planning permission for the erection of 14 screen multiplex cinema with associated car parking for 1,000 vehicles and siteworks including landscaping. (ref. 032047) was approved on 1st September 1988. The cinema closed in March 2020 in response to the Covid-19 pandemic and has remained closed since this time. The site is now under the ownership of Manchester City Council.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The immediate surrounding area is characterised by buildings of varying heights, from single storey to three storeys. The surrounding buildings and land uses range from a large retail unit to the north west of the site on Hyde Road, a leisure facility (Bingo Hall), and a former snooker club to the east of the site, and pockets of residential areas located adjacent to the north east and west of the proposed development site. To the south east of the site is a former Greyhound racing stadium, which was been granted planning approval (ref: 122160) for a residential development comprising erection of 80 no. apartments within 1 no. part 3 part 4 storey block and 1 no. 3 storey block and the erection of 167 no. 2 and 2 1/2 storey dwellings with associated car parking, boundary treatments and landscaping, the creation of new roads and access points off Kirkmanshulme Lane, site remediation and other associated engineering works following the demolition of the existing buildings. There is also the BelleVue Sports Village, comprising a Speedway stadium with grandstand, an indoor sports centre and a 4G all-weather sports pitch to the south of Kirkmanshulme Lane.

Previously approved scheme

The previously approved development comprised a part two, part three storey secondary school, with 8610m² of new build floorspace, set in a 5.4 ha site. The area of the site forming the development covers approximately 4.1 hectares, with a significant part of the site parallel to the western boundary which is landscaped with trees, and subject to an easement being retained as part of the scheme.

The approved school proposal would provide an eight-form entry secondary school catering for a maximum of 1,200 students (once at full capacity) across the Year 7 to Year 11 age groups, (ages 11-16). The new school would be planned to open in 2022, with the first cohort of 240 pupils to the Academy being temporarily accommodated for the 2021/22 academic year at the neighbouring Connell Co-op College site (planning permission for this accommodation ref:128960/FO/2020 was approved 15.03.2021). Upon completion of the proposed development, the first year group, as well as the new year 7 cohort would move into the new school for the 2022/23 academic year. The projected number of teaching staff is 75, with an additional 55 supporting staff.

The school building has been positioned on a similar location to the former Showcase Cinema building facing onto Hyde Road, and is in the form of an 'L' shaped building.

The school would generally be open between the hours of 0730 and 1645 hrs, with a breakfast club operating from 0730 hrs until the school starts, and after school activities for pupils until 1645 hrs.

The staff and visitor entrance to the proposed secondary school faces onto Hyde Road, with the area in front of the entrance being over sailed by the upper floors. The ground floor of the school comprises a main hall/activity space, drama studio, sports hall and associated changing facilities, library (accessible to the community) and associated community room, classrooms, and associated dining hall and kitchen facilities. The main entrance, and secondary entrances for pupils are located to the rear of the building, together with a further entrance to give direct access the sports hall and changing facilities, so it can be used outside of school hours by the local community. At first floor level there is a school library and further classrooms, with additional classrooms within the second floor element of the proposed development.

In addition users from the community would have access via the main entrance for direct access into the main hall and dining area, for school's events and out of hours community use.

In addition to the main school building and attached sports hall, external facilities would include; car parking and pupil drop-off area; 1no. senior grass football pitch; 1no. junior grass football pitch; 1no. five-a-side grass football pitch; 1no. Multi-use Games Area (MUGA), (3no. tennis courts / 3no. basketball courts / 1no. five-a-side football court / 3no. net ball courts); 12no. grass

training grids; outdoor recreational space for students, together with landscaping and retained green spaces.

The existing vehicle access to the site from Hyde Road is retained in an adjusted format, providing an aligned signalised junction with Hyde Road and Belle Vue Street. This access forms the primary vehicle access for the site. An existing secondary vehicle access at the southern end of the site would be retained from Kirkmanshulme Lane to be used on an infrequent basis for some servicing vehicles and for emergency access. Pedestrian and cycle access would be possible from both Hyde Road and Kirkmanshulme Lane.

A staff and visitor car park is proposed with 10 visitor spaces, 6 spaces for disabled users and 79 spaces for staff as well as a designated pupil drop-off area on the site, with 18 drop-off/pick-up parking bays. A cycle parking hub for pupils with capacity for 120 bicycles is proposed alongside the car park, with additional provision for staff (10 spaces) and provision for visitors at the main entrance (10 spaces).

10 electric charging points are proposed within the car parking area.

A designated servicing and bin storage area to the rear of the school building will be incorporated.

The approved building would be contemporary in design, comprising bluff blend and grey brickwork with dark grey vertical metal cladding.

Boundary treatments would predominantly be in the form of black coloured weldmesh fencing varying in height from 1.8m to 3.0m around the proposed MUGA , with 1.8 close boarded timber fencing used in some locations within the development.

The memorial stone relating to the Belle Vue Zoological Gardens located at the entrance to the site which would be retained as part of the scheme.

Description of development

Consent is sought for a non material amendment to planning approval ref: 135089/NMC/2022 to enable elevational alterations. The proposed elevational alterations would comprise :

- Curtain wall arrangement updated to teaching wing link, opening lights added;
- Curtain wall arrangement updated to ribbon glazing (main block);
- Top light louvre panel omitted to plant doors;
- Coloured glazing omitted from main hall;
- High level louvres added to sports changing elevation;
- Window arrangement updated to main block gable;
- Glazing omitted to dance studio (main block gable);
- Louvre updated to a window on main block gable;
- Window added to main block gable;
- Escape door omitted from main hall;
- Curtain wall arrangement updated to Sports hall elevation;
- Curtain wall arrangement updated to dining elevation; and
- Window arrangement updated to due to fire requirements (main block rear elevation).

Consultations & Notification Responses

Not applicable.

Issues

Policy Context

These include policies SP1 (Spatial Principles); EC 1 (Employment and Economic Growth in Manchester); EC 2 (Existing Employment Space); EN 1 (Design Principles and Strategic Character Areas); EN3 (Heritage); EN 8 (Adaptation to Climate Change); EN9 (Green Infrastructure); EN10 (Safeguarding Open Space, Sport and Recreational Facilities); EN11 (Quantity of Open Space, Sport and Recreation); EN 12 (Area priorities for Open Space, Sport and Recreation); EN14 (Flood Risk); EN15 (Biodiversity & Geological Conservation); EN16 (Air Quality); EN18 (Contaminated Land); EN19 (Waste); T1 (Sustainable Transport); T2 (Accessible areas of opportunity and needs) ; DM1 (Development Management); and the guidance provided within the National Planning Policy Framework ,NPPG, the Guide to Development in Manchester Supplementary Planning Document, and Manchester's Great Outdoors – a Green and Blue Infrastructure Strategy for Manchester (2015).

Non material change

The proposed amendments have been assessed, and it can be confirmed that the changes are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority.

The revisions to the approved scheme relate to elevational alterations including the updating of the curtain wall arrangement updated to the teaching wing link (opening lights added); the curtain wall arrangement updated to ribbon glazing (main block); the omission of top light louvre panel to plant doors; omission of coloured glazing from main hall; the addition of high level louvres to the sports changing area elevation; updating of the window arrangement to main block gable; omission of glazing to dance studio (main block gable); louvre updated to a window on main block gable; window added to main block gable; escape door omitted from main hall; curtain wall arrangement updated to Sports hall elevation; curtain wall arrangement updated to dining elevation; and window arrangement updated to due to fire requirements (main block rear elevation).

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance, and amenity of the adjoining residential properties.

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

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

Paragraph one

The revisions to the approved scheme relate to elevational alterations including the updating of the curtain wall arrangement updated to the teaching wing link (opening lights added); the curtain wall arrangement updated to ribbon glazing (main block); the omission of top light louvre panel to plant doors; omission of coloured glazing from main hall; the addition of high level louvres to the sports changing area elevation; updating of the window arrangement to main block gable; omission of glazing to dance studio (main block gable); louvre updated to a window on main block gable; window added to main block gable; escape door omitted from main hall; curtain wall arrangement updated to Sports hall elevation; curtain wall arrangement updated to dining elevation; and window arrangement updated to due to fire requirements (main block rear elevation), and associated wording of condition no.2 to be amended to reference the revised plans .

Condition no.2 Specified plans

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

009433 01-XX- DR-L-90-0001 rev.P01 (Site location plan);

009433 00-DR-A-01-0001 rev.P04 (Level 00 GA);

009433 01-DR-A-01-0001 rev.P04 (Level 01 GA);

009433 02-DR-A-01-0001 rev.P04 (Level 02 GA);

009433 03-DR-A-01-0001 rev. P01 (Proposed roof plan);

009433 XX-DR-A-02-0001 rev.P02 (Building elevations sheet 1);

009433 XX-DR-A-03-0001 rev.P01 (General Arrangement Sections Sheet 1);

009433 XX-DR-A-21-0001 rev.P01 (Typical Strip Section and Bay);

009433 XX-DR-A-91-0001 rev.P01 (Aerial perspective);

009433 XX-DR-A-91-0002 rev. P01 (Visuals)

HRS-BDP-EX-00-PL-E-6301 rev.P02 (Lighting Systems Strategy External);

Design and Access Statement January 2021;

Air Quality Assessment January 2021;

Crime Impact Statement Version A : 11th January 2021 ref:2020/0754/CIS/01;

Environmental Standards Statement ref: HRS - BDP-XX-XX- RP-J-0804 January 2021 revision 1;

External Lighting -Planning Statement ref: HRS-BDP-XX-XX-RP-E -0001 rev.P02 dated 08.01.2021;

Planning Statement rev. A ref: 784-B118318 dated 11.01.2021 ;

Statement of Community Involvement January 2021;

Japanese Knotweed removal proposal ref: 13976;

Transport Assessment ref: B118318 Issue 1 January 2021;

Framework Travel Plan ref: B118318 Issue 1 January 2021;

Acoustic Design Strategy report ref: 3001502(REP)U001 rev.P01 December 2020;

Preliminary Ecology Assessment rev.01 January 2021;

Daytime Bat Survey rev.01 - (Preliminary Roost Assessment);

Arboricultural Assessment rev.01 January 2021

Flood Risk Assessment and Outline Drainage Strategy rev.P01 January 2021;

Phase I - Geo-environmental Desk Study ref: Report: 10041634-ARC-XX-XX-RP-ZZ-0002-01-P1DS JUNE 2020 Version 01;

Waste Management Strategy Proforma;

Ventilation and Extract Planning Statement ref: HRS-BDP-XX-XX-RP-M-5701 rev.01 04.01.2021;

Received 11th January 2021

Phase 2 Intrusive Ground Investigation - Land off Hyde Road Ref: 10041634-ARC-XX-XX-RP-ZZ-0005-02-P2GIA dated August 2020 version 02 received 24th February 2021;

Method Statement 001 rev.02 relating to Construction Management received 2nd March 2021;

Plan refs:

009433 01-XX-DR-L-910001 rev.P02 (Proposed site plan);

009433 01-XX-DR-L-910002 rev.P03 (Application boundary);

009433 01-XX-DR-L-910003 rev.P03 (Proposed site area around building);

009433 01-XX-DR-L-910004 rev.P02 (Fencing and security plan);

009433 01-XX-DR-L-910005 rev.P01 (Indicative site sections);

009433 01-XX-DR-L-910006 rev.P02 (Maintenance Strategy and Access);

009433 01-XX-DR-L-910007 rev.P02 (Pedestrian and Vehicular access)

009433 01-XX-DR-L-910008 rev.P02 (Tree retention and removal);

009433 01-XX-DR-L-910009 rev.P02 (Sports and play provision);

009433 01-XX-DR-L-910011 rev.P02 (Winter sports provision);

009433 01-XX-DR-L-910012 rev.P02 (Soft landscaping plan) ;

009433 01-XX-DR-L-910013 rev.P02 (Hard landscaping plan) ;

009433 01-XX-DR-L-910014 rev.P02 (Parking plan) ;

received by email dated 26th March 2021

Email from planning agent clarifying matters in relation to land in the north-west corner of the site 16th April 2021;

Plan ref: 009433 01-XX-DR-L-910010 rev.P03 (Summer sports provision) received 16th April 2021;

Email from planning agent clarifying matters in relation to the proposals providing a total of 95 parking spaces, including 79 standard parking spaces, dated 19th April 2021.

Email from planning agent clarifying numbers of electric vehicle charging points and that the photovoltaic array would no longer form part of the proposed development dated 23rd April 2021

AS AMENDED by :-

009433 01-00-DR-A-010002 rev.C02 (Level 00 GA);

009433 01-01-DR-A-010002 rev.C02 (Level 01 GA);

009433 01-02-DR-A-010002 rev.C02 (Level 02 GA);

009433 01-XX-DR-A-020001 rev.C02 (Building Elevations – Sheet 1);

Received 11th October 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 (2012).

Paragraph Two

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the visual amenity of the buildings or on the amenity of any nearby properties.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA