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Planning Department

Manchester City Council

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21th September 2022

**SUBJECT: CO-OP BELLE VUE ACADEMY, HYDE ROAD, GORTON, MANCHESTER, M12 5AL S73
APPLICATION TO AMEND CONDITIONS ON PERMISSION 129076/VO/2021**

On behalf of our client Manchester City Council (Sir Robert McAlpine), we have been instructed to submit a Section 73 minor material amendment application to amend condition 2 (approved plans) and condition 22 (outdoor sports facilities permitted times of use) associated with planning permission 129076/VO/2021. Permission on the site was granted on 28th April 2021 for the following development description:

"CITY COUNCIL DEVELOPMENT - Erection of a part three, part two storey detached school building (Class F1) with associated sports facilities, access, car parking arrangements, landscaping and boundary treatments following the demolition of existing cinema building."

This letter outlines the proposed amendments being sought in respect to the two planning conditions of relevance which are sought to be varied.

Condition 2

Condition 2 lists the approved plans for the development. This application seeks for one of the approved plans listed on the decision notice to be updated to incorporate a minor amendment to the design scheme.

The design amendment sought is to incorporate the installation of a 250mm diameter vertical flue which would be positioned on the rear elevation of the building. The flue would serve an internal brazing hearth within the school's resistant materials classroom.

The flue would terminate 1.00m above the height of the roof parapet. The flue is proposed to be of a PPC material, in a light grey colour (RAL 7004), to assimilate with other cladding colouration across the building. Positioned to the rear of the school, the flue would only be evidently visible from the school's sports pitches and in long views from Kirkmanshulme Lane, and would not be visible from Hyde Road.

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The brazing hearth which the flue would serve provides a classroom tool which would allow for the operation of a gas-powered blow torch for the heating of metal, with the flue omitting any heat and fumes associated to this process. Given the nature of this use, the brazen hearth and flue are only likely to be used very infrequently for undertaking this specific task.

In order to incorporate this design amendment just a single drawing needs to be updated on the decision notice which provides details for the elevations across the scheme.

The originally approved elevation drawing, as well as the updated drawing submitted with this minor-material amendment application for approval are identified in the table below.

Previously Approved Drawing	Proposed Amended Drawing
Building Elevation Sheet 1 – Dwg no. 009433 XX-DR-A-02-0001 Rev. P02	Building Elevation Sheet 1 – Dwg n. 009433 01-XX-DR-A-020001 Rev. C04

Condition 22

Condition 22 sets out the permitted hours of use for the school's outdoor sports facilities. The condition currently reads as follows;

"The outdoor sports facilities (sports pitch /sports field and MUGA's shall not be used outside the following hours:- 09:00 - 21:00 Mondays to Saturdays and Sundays, 10:00 to 20:00 hours.

A minor amendment is sought to the permitted hours of use of the sports pitches on Monday to Friday to allow the use of the sports pitches to begin at 08:30 rather than 09:00.

The proposed variation to condition 22 is set out below with the changes highlighted;

*"The outdoor sports facilities (sports pitch /sports field and MUGA's shall not be used outside the following hours:- 08:30 – 21:00 **Mondays to Fridays**, 09:00 – 21:00 **on Saturdays** and Sundays, 10:00 to 20:00 hours."*

The proposed amendment is sought to align the permitted hours of use for the outdoor sports pitches with the school's timetable. The school day commences with registration at 08.30, with lesson 1 commencing at 08:45.

The use of the pitch from 8:30 is fundamental to allow the school to deliver the curriculum in full and unhindered, and to avoid major operational issues for the school. If the pitches could not be accessed until 09:00 then the school would have to delay our main school opening hours to a 09:00 start which would then cause a clash with other local schools because there would not be enough time slots available to timetable the full PE curriculum.

No changes are proposed to the permitted start times for use on Saturdays, Sundays or Bank Holidays. Similarly, no extension to the already permitted hours in the evening period are being sought.

At the time the original planning application was submitted, the intended start and end times for the school day, as well as for the community use were not established. These have subsequently been confirmed.

Ambient noise levels in the area have previously been found through the noise assessment of the site which accompanied the original planning application to be dominated by existing traffic noise within the area, primarily associated to traffic along Hyde Road and Kirkmanshulme Lane. By 08.30 on weekdays (Monday to Friday) traffic sources of noise would be at peak levels and would therefore be the primary noise source at this time.

With the school day starting at 08.30, pupils will also be arriving and congregating on the school site prior to the commencing of the school day. This would include use of the pupil vehicle drop-off area within the school's car park. Consequently, prior to the proposed start time for the use of the outdoor pitches, the use of the school site will be underway, and a level of ambient noise will already be occurring.

Furthermore, the outdoor sports area includes a number of sports pitches. On a typical school day, if PE lessons are taking place outdoors, only part of the pitches would be in use for the first period, rather than the full complement of pitches being used. A degree of screening for noise would also be provided by the mature trees which line the western boundary of the site between the sports pitches and the nearest neighbouring residential properties.

In ensuring that the school day can start at 08:30am this will allow children to be brought into the school building swiftly and engaged in lessons. If the start of the school day needed to be delayed until 09:00 then this would likely lead to children congregating in the external areas of the site for longer periods in the morning..

In this context described, any noise associated with the use of the sports pitches for this additional 30 minute period would therefore not materially impact the noise environment of the site or detrimentally impact the amenity of neighbouring residents.



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