

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134656/NMC/2022

Date registered valid: 10 August 2022

Proposal: Non-Material Amendment to planning permission 131147/FO/2021 to allow for revisions to the window reveal detailing of plots 143-154 and 214-222.

Address: Manchester College Arden Centre, Sale Road, Manchester, M23 0DD

Ward(s): Northenden Ward

Applicant: Mr Johnathon Lowe, Miller Homes, North West, 103 Dalton Avenue, Birchwood Park, Warrington, WA3 6YF

Agent (if any):

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 07.09.2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Not required for this type of application

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site

The application site is 7.35 hectares in size located 5.2 miles to the south of Manchester city centre, to the west of Princess Parkway and to the north of Wythenshawe Park. The site is surrounded by residential properties and is currently accessed via Moss Hey Drive off Sale Road and Hollyhey Drive off Yewtree Lane.

Princess Parkway borders part of the east edge of the site with a buffer of mature trees between.

The site currently provides education provision in the form of a sixth form college which consists of one four storey building, a single storey extension, car parking for 371 vehicles and a sports-field to the south. The site has been in use for educational purposes since the 1930s.

Description of proposal

Planning permission was granted under application reference 131147/FO/2021 for the redevelopment of the site to provide 224 no. residential dwellinghouses with associated access, landscaping, parking and other works following demolition of existing buildings.

A non material amendment application was recently approved under reference 133037/NMC/2022 for :

- Minor changes to the previously approved Finished Floor Levels (FFLs) on site, the FFLs are both reduced and increased in certain areas of the site.
- Due to forthcoming changes in the Building Regulations, there are some minor changes to the siting and footprint of some plots on site they will not result in any changes to internal space standards/sizes or any material changes in visual impact on the ground relating to width, and height.

The current proposals seeks a non-material amendment to a limited number of plots on the application site (143-154 and 214-222 only) to amend the brickwork recess to the plots due to the use of timber frame construction on these plots from 160mm to 135mm.

Issues

Materiality

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

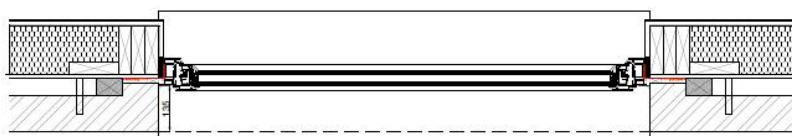
The amendments proposed are set out below in the drawings of the reveal as now proposed.



CGI image of proposed 135mm window reveal
Not to schedule



Location of proposed plots using 135mm window reveal
Not to scale



Following assessment of the amendments proposed it is considered that the amendment given the limited number of plots subject to the amendment is non-material in nature and as such the changes will not materially alter the originally approved scheme and are therefore considered to be non-material.

As a result of this change an update to condition numbers 2 (specified plans) is required.

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

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

1) The proposed amendments relate to changes to the brickwork recess depth to plots 143-154 and 214-222 only from 160mm to 135mm.

2) Following an assessment of the details submitted, the City Council 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 are minor in nature and would not have a significant material impact upon the overall design and external appearance of the previously approved development. It is also considered that the proposals would not have any impact on the visual amenity of the wider area.

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

Indicative Streetscenes A-C: Reference: 20052 (PL) 300 D; Indicative Streetscenes D - E: Reference: 20052 (PL) 301 D as received by the City Council as local planning authority on the 03/11/2021

Landscape Masterplan: Reference: 3882 101 E; Landscape Layout (1 of 2): Reference: 3882 102 E ; Landscape Layout (2 of 2): Reference: 3882 103 E; Wilson Housetype: Reference: 20052 (PL) 100 F; Burnett Housetype: Reference: 20052 (PL) 101 F; Dalton Housetype: Reference: 20052 (PL) 102 D; Burgess Housetype: Reference: 20052 (PL) 103 E; McKellen Housetype: Reference: 20052 (PL) 104 E; Joule Housetype: Reference: 20052 (PL) 105 E ; Winterson Housetype: Reference: 20052 (PL) 106 D ; Lowry Housetype: Reference: 20052 (PL) 107 D; Turing Housetype: Reference: 20052 (PL) 108 D; Gaskell Housetype: Reference: 20052 (PL) 109 D; Pankhurst Housetype: Reference: 20052 (PL) 110 E; Winterson Detail Sheet; Burnett Detail Sheet; Boundary Treatment Plan: Reference: 2131 / BT / 01 Rev C
All received by the City Council as local planning authority on the 01/11/2021

Build Route, Compound Location and Phasing Plan Reference: 2131/ROB/01 Rev B; Proposed Overall Site Layout: Reference: 2131/SL/01 Rev I; Management Plan: Reference: 2131/MC/01 Rev A; Surface Materials Layout: Reference: 2131/SML/01 Rev C; Waste Management Plan: Reference: 2131/WMP/01 Rev A; Adoptable Drainage Layout 40-01 Rev P1; All as received by the City Council as local planning authority on the 25/10/2021

Flood Risk Assessment (October 2021): Reference: 882187 -R1 (02)-FRA - as received by the City Council as local planning authority on the 27/10/2021

Drainage Technical Note prepared by RSK Ref: 882187 LLFA L02 dated 21st October 2021 as received by the City Council as local planning authority on the 25/10/2021

Design and Access Statement Addendum (October 2021): Reference: 20052 PL 500 Rev H as received by the City Council as local planning authority on the 05/11/2021

Construction Environmental Management and Demolition Plan: Miller Homes Rev: A as received by the City Council as local planning authority on the 28/10/2021

Transport Assessment (October 2021): Reference: 3225TA.04 as received by the City Council as local planning authority on the 25/10/2021

Energy and Sustainability Statement: Rev B 21/10/2021 as received by the City Council as local planning authority on the 22/10/2021

Revised Playing Field Mitigation Report: Reference 3-023-2021 Final Version 20.10.2021 as received by the City Council as local planning authority on the 20/10/2021.

Ground Investigation Report for Northenden College, Northenden Jan 2021
REPORT NO: 20MIL039/GI prepared by Betts Geo; Phase 1 Environmental Report TMC Northenden Campus, Wythenshawe, REC REFERENCE: 108393P1R0 October 2019; Phase II Geoenvironmental Site Assessment Northenden College Reference:13-969-R1-1 Date: July 2020 and accompanying information prepared by e3p; Ecological Survey and Assessment May 2021 prepared by ERAP ref: 2020-272; Dusk Emergence Survey for Bat Activity June 2021 prepared by ERAP ref: 2020-272b; Demolition plan reference DMP/01; Crime Impact Statement Version A ref 2009/0462/CIS/01; Broadband Statement Revision V0; Air Quality Assessment April 2021 prepared by Wardell Armstrong ; Wythenshawe Park Earthworks and drainage STRI report dated 16th May 2021; All as received by the City Council as local planning authority on the 21st July 2021

Planting Plan (1 of 5) Reference 3882 201 Rev A; Planting Plan (2 of 5) Reference 3882 202 Rev A; Planting Plan (3 of 5) Reference 3882 203 Rev A; Planting Plan (4 of 5) Reference 3882 204 Rev A and Planting Plan (5 of 5) Reference 3882 205 Rev A received by the City Council as local planning authority on the 5th November 2021

Arboricultural Impact Assessment: Reference: P.846.17 Rev C as received by the City Council as local planning authority on the 09/11/2021

Noise Assessment June 2021 Report No P20-540-R02v1 November 2021 prepared by Hepworth Acoustics as received by the City Council as local planning authority on the 10th November 2021

Bat and Bird Box Plan: Reference: ERAP Ltd. 2020-272 V4 (CH) as received by the City Council as local planning authority on the 16th November 2021

Rolec EV WALLPOD:EV READY information sheet as received by the City Council as local planning authority on the 30/11/2021

Materials Layout reference 2131 / ML / 01 Rev A as received by the City Council as local planning authority on the 01/12/2021

Adoptable Drainage Layout: Reference: 40-01 P2 and Proposed Overall Site Layout (Colour): Reference: 2131 / SL /01 Rev K as received by the City Council as local planning authority on the 23/02/2022

Proposed window reveal applied to plots 143 -154 and 214-222 reference 2131/WR/135 as received by the City Council as local planning authority on the 10th August 2022

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

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

Susceptible to Surf Water Flood (Less) -

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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 (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA