

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134551/FO/2022

Date registered valid: 1 August 2022

Proposal: Erection of replacement of single storey security hut to site entrance

Address: Wright Robinson College , Abbey Hey Lane, Manchester, M18 8RL

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Jon Marshall The Governing Body of Wright Robinson College
Abbey Hey Lane, Manchester, M18 8RL

Agent (if any): Mr Chris Bicknell AECOM Aldgate Tower, Leman Street, London, E1
8FA

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

Recommendation: Approve

Date of recommendation: 2 September 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 15 August 2022 Expired: 5 September 2022

Neighbour notifications

Printed: 5 August 2022 Expired: 26 August 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

The application relates the security hut facility located at the site entrance to the 17-hectare site occupied by the Wright Robinson Sports College located in the Abbey Hey area of Gorton, close to the boundary with Tameside. The college accessed from the end of Falmer Close via a bridge over a recreational footpath /cycleway. The existing vehicular bridge links to a vehicular route within the school site, serving a central circular car park and bus drop off in front of a pedestrian plaza area.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The wider school site is bounded by a public recreational footpath/cycleway to the north with residential properties further to the north on Falmer Close , Lakeside Close and Abbey Hey Lane, with the Gorton Reservoirs to the south. The school is set in extensive grounds.

Description of development

Consent is sought to replace the small kiosk style clad single storey security hut at the site entrance, with a larger single storey building to form a security lodge with improved welfare facilities for the security staff.

The proposed building would be single storey with a hipped roof , having a height to eaves level of 2.475m and height to ridge of 3.475m. Windows would be incorporated into all elevations, with the door proposed to the eastern elevation facing the access road into the school site.

The internal floor area proposed would be 15.7sq.m.

The proposed detached security lodge would comprise sand coloured blockwork to match the existing school façade, with a dark grey coloured (RAL 7016) aluminium standing seam roof. Window and door frames would be dark grey in colouration (RAL 7016), with the opening covered by roller shutters. The shutters would be in recessed boxes, be perforated and dark grey in colour.

Consultations & Notification Responses

Local Residents- No comments received.

Environmental Health – have advised that a full Construction Management plan is not due to the size of the proposal, but recommends a condition relating to the limitation of construction hours

Highway Services - The proposed erection of the single storey security hut is within the red-line boundary of the site and, as such, will not impinge upon the adopted highway. It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, public routes, parking, circulation or the external highway network which is acceptable to Highways.

Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk

Design for Security – recommend that :

- The new external fittings (i.e. shutters, windows or doors, cycle storage) should be certified to Secured by Design standards.
- All aspects of the proposed security hut, particularly doorways should be illuminated with dusk til dawn lighting.
- Coverage for any CCTV systems and alarms will need to be reviewed to check all areas of the development are covered.

In summary, the application is supported subject to further consideration of the above matters

Policy Context

National Planning Policy Framework (NPPF)

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019, and subsequently in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local people and their accountable

councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: 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 or specific policies in this Framework indicate development should be restricted.

The Framework has been related to the proposed development, with particular emphasis given to the following:

Chapter 8: Promoting healthy and safe communities

Paragraph 92 states that planning decisions should aim to achieve healthy, inclusive and safe places which:

- a) Promote social interaction;
- b) Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;

Paragraph 92 discusses the importance of providing social, recreational and cultural facilities and services that communities need.

Paragraph 95 specifically relates to the provision for school places and states that 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:

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

It is considered that the proposal would facilitate an improvement to the welfare facilities for security staff at the school. It is not considered that the development would harm residential amenity. Chapter 8 would therefore be positively responded to.

ii. Chapter 12: Achieving well-designed places

Paragraph 126 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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.

Paragraph 130 states that planning and decisions should ensure that developments:

- o Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- o Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- o Are sympathetic to local character;
- o Maintain a strong sense of place;
- o Create places that are safe, inclusive and accessible and which promote health and well-being and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

In this case, the development would involve the erection of a single storey security lodge, with materials to match the existing school buildings. The proposed built form has been designed to be contemporary in nature and is considered to be acceptable in terms of its form and siting.

On this basis, it is considered that chapter 12 would be appropriately responded to.

iv. Chapter 15 - Conservation and enhancement of the natural environment

Paragraph 174 sets out that planning decisions should enhance the local environment through means including:

- Minimising impacts on and providing net gains for biodiversity;
- Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water, noise pollution or land instability.

The proposed development has been designed in the knowledge of the ground conditions present in proximity to the site. Furthermore, the foundation design has been chosen to minimise impacts to trees in the vicinity of the site.

On this basis, it is considered that chapter 15 would be appropriately responded to.

Core Strategy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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.

Appendix C of the Core Strategy has a list of superseded policies and their replacements.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

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

Policy SP1 - Spatial Principles

Policy EN 1- Design Principles and Strategic Character Areas

Policy EN 9 - Green Infrastructure

Policy EN15- Biodiversity and Geological Conservation

Policy DM1 Development Management

Policy DM1 Follows the principles advocated

Saved UDP policies

The site is unallocated within the Manchester Unitary Development Plan (adopted 1995).

However the general policy for the area:-

GO1 In deciding its attitudes to proposals within North and South Gorton the Council will have regard to the general policies in Part 1 of the plan in order to:-

- a. improve the quality and range of the local housing stock to meet the needs of the community
- b. improve the quality of the local environment
- c. encourage industrial and commercial development and improvement where there will be no detriment caused to residential amenity
- d. improve the quality and promote the use of open spaces and recreational facilities for leisure use
- e. reduce the amount of traffic passing through residential areas so as to improve the safety and the quality of environment

f. provide and efficient transport system, improving access to job opportunities, shopping & leisure facilities and open space

GO16 The Council will continue to recognise the importance of areas of open land and water on the Manchester/Thameside boundary between Hyde Road and Ashton Old Road, and will seek to protect them from development, which does not provide for or enhance leisure or recreational uses.

Issues

Siting

The proposed building would be located adjacent the footway and the access road into the school site in a similar location to the existing security kiosk, with the function of the proposed building determining the location in this instance

Design and Appearance

The proposed building has been design to accommodates improved welfare facilities for security staff and incorporates windows openings to all elevations to enable natural surveillance across the school site .

The proposed detached security lodge is contemporary in design and would comprise sand coloured blockwork to match the existing school façade ,with a dark grey coloured (RAL 7016) aluminium standing seam roof . Window and door frames would be dark grey in colouration (RAL 7016) , with the opening covered by roller shutters. The shutters would be in recessed boxes, be perforated and dark grey in colour.

The proposed design and appearance is consider to the acceptable in this location.

Trees

The existing trees to the west of the proposed building would be retained. The trees are not covered by Tree Preservation Orders .The issue of potential impact to tree roots was raised with the planning agent , and revised plans have been received which include annotation to confirm that the proposed development would incorporate a raft foundation design to minimise the impact to existing tree root zones in the vicinity

It is however , recommend that a condition be attached to require the protection often existing trees during the construction works

Contaminated Land

The siting of the security hut is within 250m of the footpath cycleway to the north which is an infilled railway line . The submitted plans include an annotation to state that the floor slab design would incorporate gas protection membrane to alleviate the possibility of landfill gas ingress. However, as no specification of the membrane or a cross section to show the siting of the membrane have been submitted for consideration, it is recommended that this aspect of the scheme is conditioned. The agent has agreed to the inclusion of a pre-commencement condition regarding this matter.

Crime Reduction

The proposed development will control access to the school grounds and thereby reduce the potential incidence of crime, vandalism and anti-social behaviour.

The submitted Design and Access Statement confirms the proposed rainwater goods to be installed would be of anti-climb design. No lighting or specific CCTV is proposed as part of this application, however, the school site is covered by CCTV and there is lighting in close proximity the proposed development along the vehicular route into the school site. The recommendations by Secure by Design officers has therefore been attached as an informative.

Construction Hours

Due to the small scale nature of the proposed development and the distance from the nearest houses of 74.5m the recommended construction hours have been attached as an informative , rather than a condition.

Conclusion - The visual impact of the development is not considered to be significant and the design is appropriately related to the setting of the playing fields and the school buildings. The proposed works will positively improve the security of the site.

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 local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes. Officers have worked with the applicant in a positive and proactive manner in order to achieve solutions to problems arising from the consideration of this planning application. In this instance, matters relating to foundation design , security shutter design and siting of the security lodge were raised with the agent and the appropriate conditions have been attached.

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

1.The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Site Location plan ref: 60233177-ACM-XX-XX-DR-A - 0001 received 1st August 2022;

Existing and proposed site plan ref: 60233177-ACM-XX-XX-DR-A -0002 rev.02;
Proposed plan and elevations plan ref: 60233177-ACM-XX-XX-DR-A -1001 rev.02 ; and
Design & Access Statement Project number: 60233177 60233177-ACM-XX-XX-RP-A-0001
dated 26 July 2022 Revision 2;
received 1st 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 (2012).

3.The development shall include the installation of a proprietary gas protection membrane, in order to alleviate any possibility of landfill gas ingress to the building. Prior to the commencement of development appropriate and comprehensive construction designs shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in full accordance with the approved details.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Manchester Core Strategy (2012) .

4. In this condition "retained tree" means an existing tree, which is to be as shown on Existing and proposed site plan ref: 60233177-ACM-XX-XX-DR-A -0002 rev.02 and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk

2) Construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

3) The new external fittings (i.e. shutters, windows or doors, cycle storage) should be certified to Secured by Design standards. All aspects of the proposed security hut, particularly doorways should be illuminated with dusk til dawn lighting. Coverage for any CCTV systems and alarms should to be reviewed to check all areas of the development are covered.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

6 Underwood Close, Manchester, M18 8UY
7 Falmer Close, Manchester, M18 8XJ
4 Underwood Close, Manchester, M18 8UY
8 Underwood Close, Manchester, M18 8UY
2 Underwood Close, Manchester, M18 8UY
9 Falmer Close, Manchester, M18 8XJ
5 Falmer Close, Manchester, M18 8XJ

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 -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA