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# Shalsheles College (Formerly Roselands), 4 Middleton Road, Manchester, Greater Manchester, M8 5DS

## Planning, Design and Access Statement

Proposal: Outline Planning Application - Erection of 2no Two-Storey Detached Buildings Following Demolition of Existing Bungalow and Two-Storey Side/rear Extension to Main Building. Education Use (Class F1(a)).

December 2025



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# Introduction

This Planning, design and access statement is intended to support an outline planning application for the erection of:

1. A two-storey detached building to the north of the existing primary two storey building (fronting Middleton Road);
2. A two-storey detached building to the rear of the primary main building, following demolition of the existing bungalow;
3. A two-storey side extension to the main building.

Externally, the proposed development will replicate the scale, design, footprint, and siting of the previously approved development scheme at this site (App Ref: 116157/FO/2017). Internally, the new

premises will be configured to provide for the educational needs of Shalsheles Further Education College (rather than a residential care facility).

All matters (including Flooding, Sustainable Drainage, Noise, Biodiversity Net Gain, Landscaping, Tree Surveys, Materials) are reserved at this stage. The principle of the proposed building scale, profile, form and site arrangement mirrors the historic permission granted at this site.

The site currently benefits from a temporary planning permission (3 years) granted under App Ref: 137810/FO/2023 for the Retention of the Existing Portacabins and their associated Air-Conditioner Units and Security Guards Cabin.

The temporary permission was granted for 3 years on the basis that the College would use this time to explore a more permanent solution for their expansion and additional space requirements. The permission is set to expire on the 22nd of September 2025 The college have spent this time securing finance for the proposed additional development on site. The college are now in a position to submit an outline planning application for the erection of a new two storey self contained building on site, a two storey side extension to the main building, the demolition of the existing bungalow at the rear of the site and its replacement with a new two storey detached building.

This document provides a detailed description of the proposed development at this site and should be read in conjunction with the following documents:

- Drawings Pack produced by JCDesign Studios Ltd
- Heritage Statement produced by EA Town Planning
- Street View Photo Montage showing the views into the site from the surrounding streets.
- Preliminary Ecological Appraisal produced by Ascerta Ecologists.
- Biodiversity Net Gain Technical Note and Metric produced by Ascerta Ecologists.

# Background

The site has been occupied as Shalsheles Further Education College since planning permission was granted for the conversion of the property from a Doctors Surgery (Class E(e)) into a non-residential educational college (Class F1(a)) for teenage girls between the age of 16 and 18 for which planning permission was granted on the 27th September 2021 (Application Reference: 131022/FO/2021). Shalsheles Further Education College was established in 2016 and provides A levels, level 3 qualifications and vocational courses for 50-60 students between the ages of 16 and 18.

Whilst it was originally anticipated that the existing premises at 4 Middleton Road would be sufficient for the college's requirements, it soon became clear that additional space was required to provide for the wide range of classes the college offer. As a result, the college installed several portacabins on site to provide additional space for the classes they offer. The installation and presence of the existing portacabins has been legitimised by way of a temporary planning permission for a period of 3 years, granted by Manchester City Council in August 2023 (App Ref: 137810/FO/2023).

With this application, the college is applying for full planning permission for the erection of a permanent purpose built structure on site and the extension of the existing building and to provide for their additional space requirements.

The principle for further development at this site has been established by the historical planning application (App Ref: 116157/FO/2017) which included the erection of two 2 storey detached properties following the demolition of the existing bungalow to the rear of the site. This historic application was approved but never implemented.

## Site and Surrounding Area

The application site, formerly known as Roselands, occupies a corner plot site close to the junction of Leicester Road, Cheetham Hill Road, Middleton Road and Bury Old Road. The site is located on a large plot of land at the corner of Middleton Road and Bennett Road within the Crumpsall Area Conservation Area. The site sits directly adjacent to the BT Exchange Building and offices to the south, with Bennett Road along its northern boundary and Middleton Road along its Western 'front' boundary.







*Google aerial view picture showing location of application site along Middleton Road.*

The application site is an irregular rectangular shape approximately 1712sqm in size and comprises two buildings of differing ages. The main building on site, built circa 1890's, is a three storey town house building of a traditional Victorian style common for the period. The property is not listed nor locally listed. The second smaller bungalow building, tucked away to the rear of the site, is a smaller annexe

building built circa 1980's. The main building is occupied as classrooms and offices. The annexe building is occupied as a school kitchen and dining room/mess room for the students.

The main building is located on the southwestern side of the site facing Middleton Road. The single storey building at the rear is located in the southeastern corner of the site and faces Bennett Road. The site is broadly level to the East with a gentle slope to the west towards Middleton Road.

The site features several mature trees, some of which have TPO status, thick foliage, greenery and planting along its northern and western site boundaries. There are a few major trees on the site but the vast amount of vegetation is mainly fruit or garden species of light growth. The existing trees, hedges and foliage almost completely shield the site from the street views along both Bennett Road and Middleton Road.

There are two access points to the site. A vehicular/pedestrian access point from Bennett Road and a pedestrian access point from Middleton Road. The vehicular access into the site opens to a concreted area designated for parking and site deliveries.

The property lies within the Crumpsall Lane Conservation Area which contains many large detached and semi-detached Victorian dwellings, reflecting the area's historical links to a once affluent neighbourhood. There are a number of residential dwelling houses and residential care/retirement homes interspersed amongst the original properties.

Middleton Road and Bennett Road comprise a mixture of both detached and semi – detached buildings with off-road parking provided within each individual site. The existing properties along both roads are of two- or three-storey dwellings with brick or rendered walls and tiled roofs.

## Planning History

- (App Ref: 116157/FO/2017) Full Planning Application for the '*Change of use of 'Roselands' from Class D1 (non-residential institution) to Class C2 (residential care facility) with associated two storey rear extensions, and erection of two 2 storey detached properties (residential care, and ancillary offices use) following the demolition of the existing bungalow to the rear of the site*.' Application Approved. Decision Date: 16-November-2017. This permission was never implemented.

- (App Ref: 131022/FO/2021) Full Planning Application for the *'Change of use of former doctors' surgery Class E(e) to educational college Class F1(a) (Local Community and Learning).'* Approved. Decision Date: 27-September-2021.

- (App Ref: 137810/FO/2023) Full Planning application for *Retention of the Existing Portacabins and their associated Air-Conditioner Units and Security Cabin.* Approved – Temporary Permission. Decision Date 12-October-2023.

- (App Ref: 138364/FO/2023) Full Planning application for *Installation of 3 metre high security fencing to the site perimeter, including security gates at the vehicle entry point from Bennett Road and pedestrian entry point from Middleton Road.* Approved. Decision Date 10-November-2023.

## Planning Policy Context

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England with a strong emphasis on presumption in favour of sustainable development.

In Chapter 2, the NPPF identifies that there are three overarching objectives to sustainable development: Economic, Social and Environmental objectives).

Paragraph 8 of the framework sets out three overarching objectives for achieving sustainable development in the planning system, these include:

- Economic objective – to help build a strong, responsive and competitive economy
- Social objective – to support strong vibrant and healthy communities
- Environmental objective – to contribute to protecting and enhancing our natural, built and historic environment

The proposal at this site for the increase in Educational Space falls under the Social Objective for achieving sustainable development. The expansion of the college will contribute towards the strong, vibrant and health communities both now and in the future, providing accessible further education facilities to the local community.

Chapter 8 of the NPPF discusses Promoting healthy and safe communities

Paragraph 100 of the Framework states "*It is important that a sufficient choice of early years, school and post-16 places are 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 facilitate development that will widen choice in education. They should:*

> *a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
>
> *b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.*"

Similarly, Paragraph 101 of the framework states "*To ensure faster delivery of other public service infrastructure such as health, blue light, library, adult education, university and criminal justice facilities, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted. Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.*"

<u>Chapter 11 of the NPPF Making Effective Use of Land</u>

Paragraph 128 states "L*ocal planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to….*

> *b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality-of-service provision and access to open space.*"

The development at this site, will make effective use of the site to provide a further education facility for the local community.

**Local Development Plan documents**

Section 38(6) of the Planning and Compulsory Purchase Act, 2004, requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The following Development Plan Documents are relevant to this application.

- Manchester's Core Strategy Development Plan Document (Adopted July 2012)

- Saved policies of the Unitary Development Plan for Manchester (July 1995);
- Place for Everyone Plan (Adopted March 2024)
- Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007);
- Design for Access 2 (December 2003).

**Manchester's Core Strategy Development Plan Document (Adopted July 2012)**

The Core Strategy was adopted in July 2012 and sets out the long term strategic policies for Manchester's future development. The Core Strategy sets out the key challenges facing the City. These include improving the skills of residents to meet the job opportunities, improving access to employment and education, and continuing to ensure that development is of a consistently high quality.

Core Strategy objectives and policies of relevance to the proposed Change of use are listed below:

- Spatial Objective SO1 'Spatial Principles' states that the sustainable development of the City can contribute to halting climate change, and that the framework will guide the scale of education (as well as other uses) across the city.
- SP 1 'Spatial Principles' sets out the key spatial principles which will guide the strategic development of Manchester to 2027. These include seeking to improve access to education, to reduce the need to travel and provide good access to sustainable transport provision.
- EC 1 'Employment and Economic Growth in Manchester' states that the Council will support significant contributors to economic growth and productivity including education facilities, and other employment generating uses.
- CC 9 'Design and Heritage' states that Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design.
- Policy T 2 'Accessible areas of opportunity and need' seeks to ensure that new development is easily accessible by walking/cycling/public transport; provided with an appropriate level of car parking; and, should have regard to the need for disabled and cycle parking.
- Policy EN 19 'Waste' states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.
- Policy DM 1 'Development Management: sets out various issues that development should have regard to, including: effects on amenity (including proposals which may be sensitive to existing

environmental conditions such as noise); accessibility; community safety and crime prevention; vehicular access and car parking; refuse storage and collection; and effects relating to archaeological or built heritage.

The Core Strategy replaced much of the UDP but some UDP policies have been retained.

**Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)**

**18. CONSERVATION AREAS**

**Policy DC18.1** states that The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i) the relationship of new structures to neighbouring buildings and spaces;
ii) the effect of major changes to the appearance of existing buildings;
iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
iv) the effect of signs and advertisements;
v) any further guidance on specific areas which has been approved by the Council.

**26. DEVELOPMENT AND NOISE**

**Policy DC26.1** states that The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

a. the effect of new development proposals which are likely to be generators of noise; and
b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

**Places for Everyone Joint Development Plan (2024)**

The Places for Everyone Plan (2024) was adopted by Manchester City Council in March 2024. A response to each of the following policies is provided:

**Policy JP-J1: Supporting Long-Term Economic Growth** – The proposed expansion of this site for educational use will bring a number of economic benefits to Manchester's Economy both in terms of job creation and the injection of annual tuition fees. The presence of the college will inevitably lead to further investment into local businesses resulting from the influx of students. The increase of students at the college will also encourage further investment into local infrastructure. The college offer various diplomas and qualifications for its students which will allow them to secure jobs and enter the working world straight after graduating. In the long term, the courses offered by the college will enable students to attend local universities and secure jobs in Manchester investing back in the city's economy.

**Policy JP-P5: Education, Skills and Knowledge** – This Policy seeks 'significant enhancements in education, skills and knowledge to benefit existing and new residents'. The college provides a wide range of courses to enable its students to secure diplomas and desired qualifications or otherwise access further higher education courses at university or enter the working world. The college will help to support the continued growth and success of the knowledge economy within Manchester by enabling access to higher educational courses and universities for its students. This will contribute towards Greater Manchester position as one of the UK's best destinations for students.

**Guide to Development in Manchester Supplementary Planning Document 2007 (SPD)**

This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that everyone wants to see in Manchester. The SPD provides useful guidance, particularly in terms of the following:

- Accessibility (Section 3)
- Environmental Standards (Section 4)
- Parking Guidelines (Section 6)
- Community Safety and Crime Prevention (Section 8)

# Principle of Development

Shalsheles Further Education College is an established educational facility providing an invaluable service to its students and their families, as well as broader benefits to the wider community. The College plays a key role in training the next generation, equipping young people with the knowledge and

skills needed to pursue further education, professional careers, and to make meaningful contributions to society.

Since relocating to 4 Middleton Road in 2021, the College has experienced steady growth in student numbers, with existing enrolments already supplemented by additional applications for the forthcoming academic year. It has become clear that the original accommodation within the main Roselands building alone is insufficient to meet the breadth and quality of provision the College aspires to deliver.

To enable the college to provide a diverse curriculum – including A-levels, vocational qualifications, and specialist subject teaching – the College requires a greater range of classrooms, study areas, and ancillary facilities than the current permanent building can offer. Temporary portacabins have been utilised to meet urgent demand, however, they do not provide a sustainable or long-term solution, particularly given the site's sensitive location within the Crumpsall Lane Conservation Area.

This outline application seeks to secure permission for a more permanent, purpose-built development which will introduce 2no detached two-storey buildings and a side extension to the main building, eliminating the reliance on the temporary portacabin structures. The proposed scale and footprint directly reflect the historically approved scheme (Application Ref: 116157/FO/2017), which established the principle of an additional two-storey buildings on the site and the replacement of the bungalow at the rear with a second two storey building. The key difference is that the proposed development will be for educational use rather than a residential care facility.

National planning policy encourages the expansion and improvement of sites that provide community services such as schools and colleges. Paragraph 128 of the National Planning Policy Framework (NPPF) directs Local Planning Authorities to take a positive approach to make more effective and efficient use of sites that provide community services such as schools and hospitals provided that this maintains or improves the quality of service provision and access to open space.

Paragraph 100 of the NPPF states "*It is important that a sufficient choice of early years, school and post-16 places are 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:*

> *a) give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and*

*b) work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted."*

The proposal is entirely consistent with this policy position, enabling the College to meet current and future educational demand in an appropriately planned, high-quality, and permanent manner.

By replacing the existing bungalow and removing the temporary cabins, the scheme will also result in an overall enhancement to the site's appearance, delivering buildings of higher architectural quality, more in keeping with the surrounding Conservation Area, and sympathetic to the character of the main Roselands building.

In summary, the principle of development is firmly established through both the site's planning history and national policy support for education provision. This application represents the logical and sustainable next step in the College's evolution, ensuring it can continue to meet its educational objectives while enhancing the character and long-term functionality of the site.

## Proposal Description

The proposal in this case will:

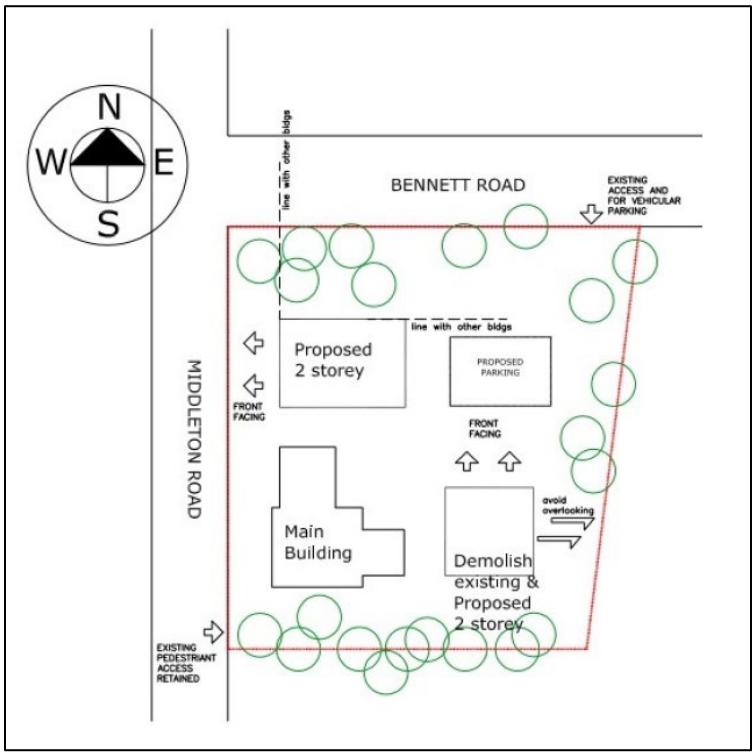
1. Construct a two-storey detached building to the north side of Roselands, fronting Middleton Road.
2. Demolish the existing bungalow at the rear of the site and replace this with a two-storey detached building comprising
   a. Hall and Kitchen
   b. Additional classrooms
   c. Staff room and office space
3. Erection of two-storey rear extension to the main building and internal alterations to improve the layout for the college.
4. Remove the existing portacabins.

The proposal will mirror the scale, footprint, design and architectural character of the 2017 approved scheme. The internal arrangements of the buildings have been designed to suit the operational needs of the College, providing additional classrooms, teaching spaces, offices, and ancillary facilities.

The proposal has been designed to respect the setting of the main Roselands building.

The proposal will respect the landscape character of the site and the Conservation Area.

The new buildings will be set back from the site boundaries in line with the established building lines on both Middleton Road and Bennett Road. The site layout follows the pattern of the existing street. This layout achieves the most efficient use of the site while protecting the privacy and amenity of neighbouring properties and the character of the conservation area.




*Proposed Site layout (Sketch)*

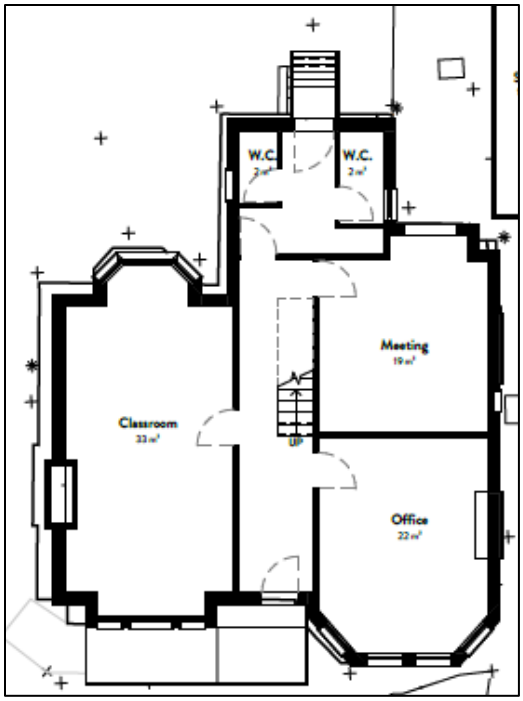
The proposal will not present any issues of overlooking or loss of privacy to neighbouring properties.

The main Roselands building will be extended by way of 2no. two storey infill extension at the rear eastern corners of the building effectively squaring off the building and creating an improved more straightforward internal layout with a greatly increased gross internal area.

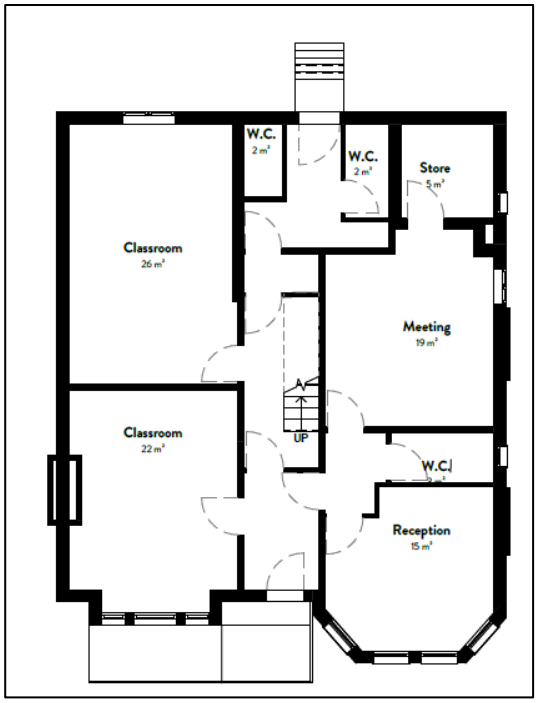
The proposed infill extensions will be located at the rear of the building and will not be visible from the street scene.

**Ground floor - Main (Roselands) Building**

The new extensions will allow for the creation of an additional large classroom at ground floor level as well as a reception room in place of the former office.



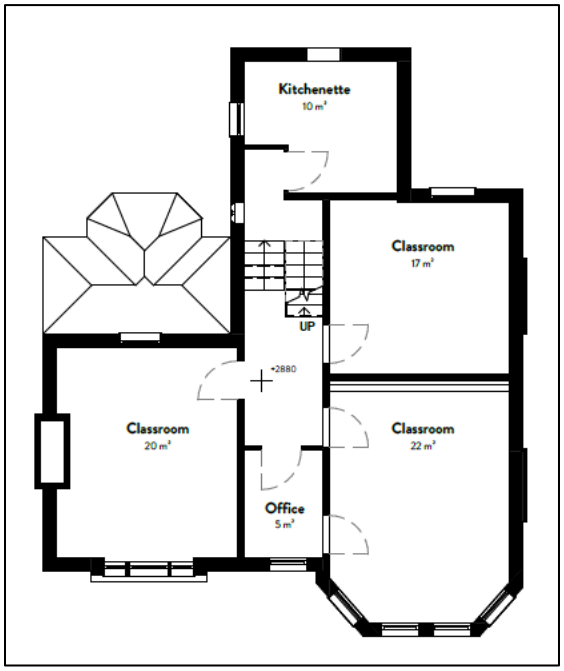

*Existing Ground floor Plan - Main (Roselands) Building*



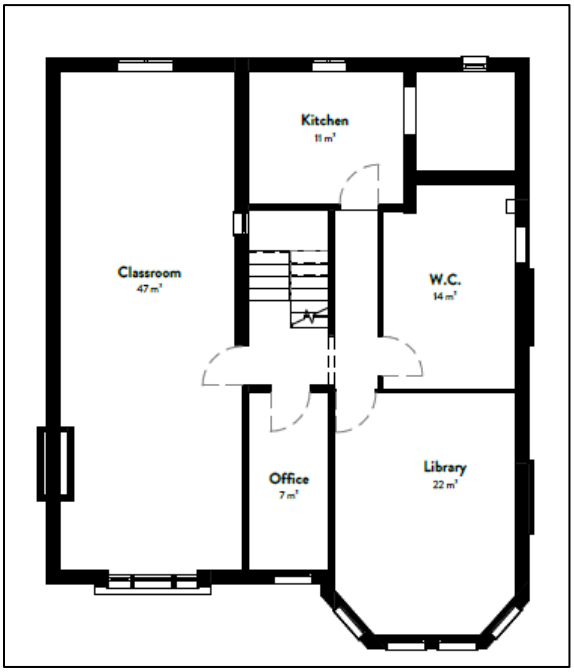

*Proposed Ground Floor Plan - Main (Roselands) Building.*

**First floor - Main (Roselands) Building**

At first floor level, the extensions will allow for the creation of a larger classroom across the left side of the building, additional bathrooms and a library.



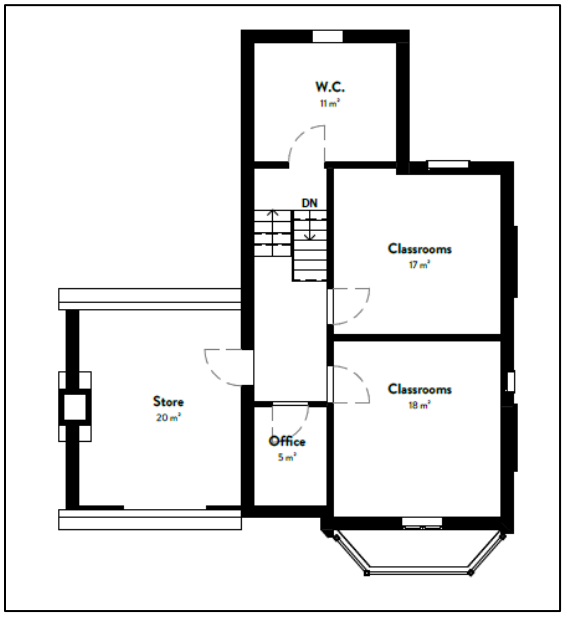

*Existing first floor plan - Main (Roselands) Building*



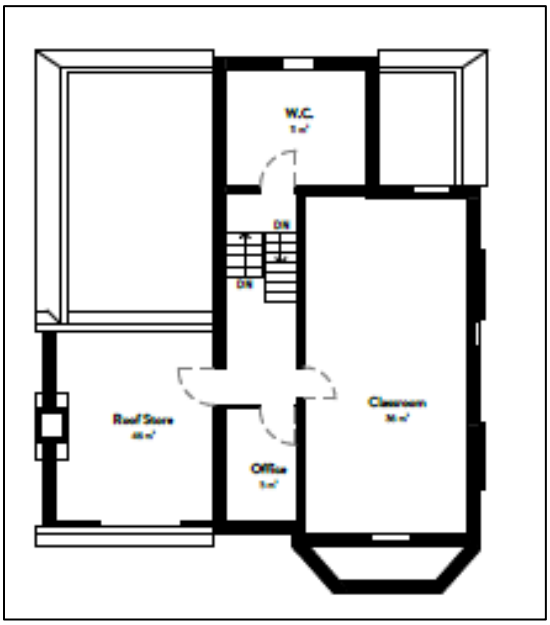

*Proposed first floor plan - Main (Roselands) Building*

**Second floor level - Main (Roselands) Building**

No external changes are proposed at second floor level. Internally, the existing larger classroom will be split into two smaller classrooms. The roof above the two storey infill extension elements will be a crowned roofs which will neatly connect to the outside walls of the existing second floor footprint and roof.

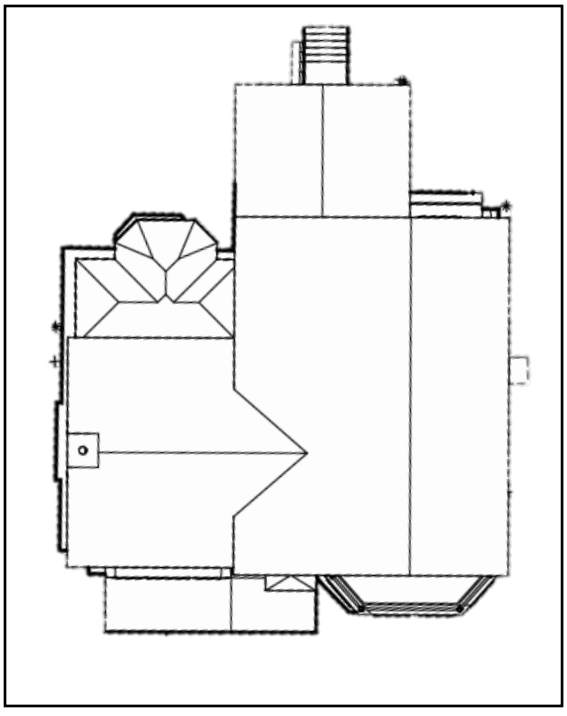



*Existing Second floor plan - Main (Roselands) Building.*

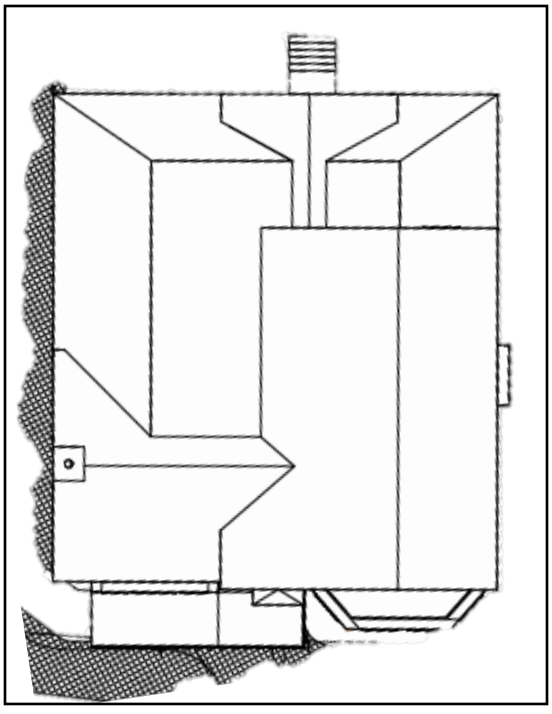



*Proposed Second Floor plan – Main (Roselands) Building.*

**Roof Layout – Main (Roselands) Building**



*Existing Roof plan - Main (Roselands) Building*



*Proposed Roof plan - Main (Roselands) Building*

## New two storey detached building

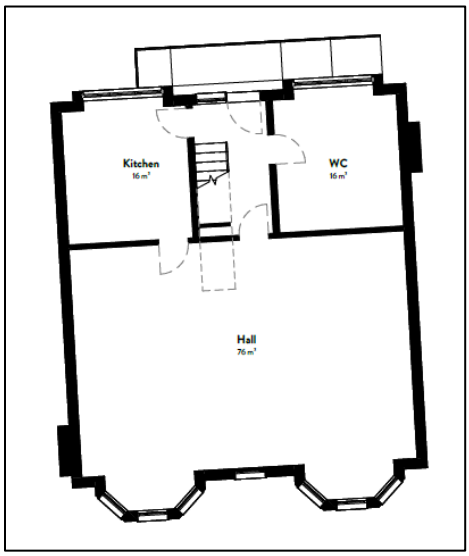
The proposed new two storey building located on the northwestern corner of the site will be traditional in appearance responding to existing neighbouring buildings in proportion, appearance and materials.

The new building form will reflect existing roof shapes and styles to provide continuity with interest in line with Local Planning Policies.

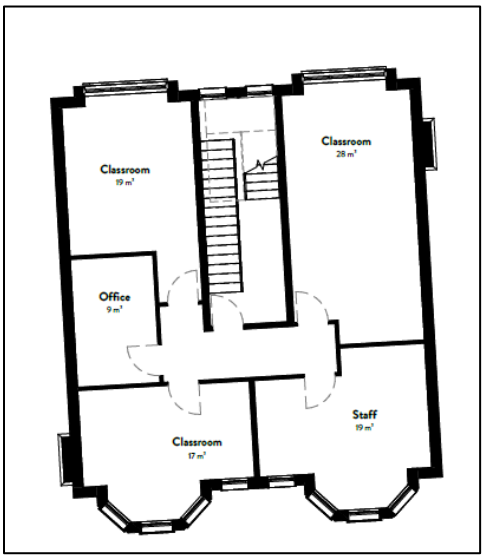
The new two storey building will be built in line with other buildings along Middleton Road and Bennett road, respecting the established building lines along both streets. The new building will also be sympathetic in height and scale to surrounding properties.

The western front elevation of the new building will face Middleton Road. The northern side elevation of the new building will face Bennett Road. The two main facades of the building will be mostly screened from the street scene by the existing mature trees and foliage.

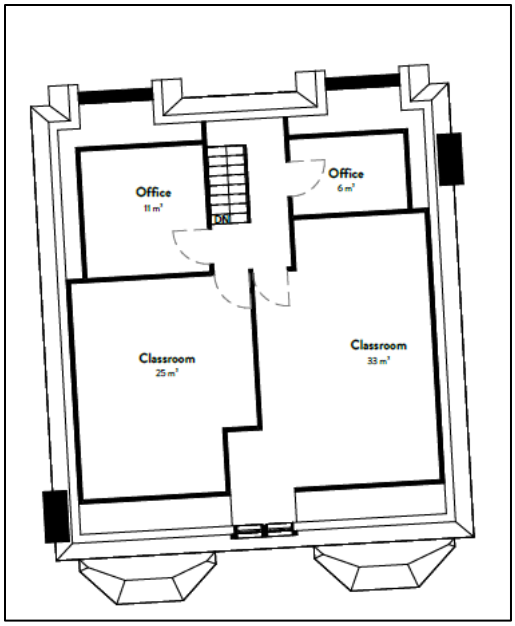
The new building will sit parallel with the existing (Roselands) building however, to ensure that the new building respects the building line along Bennett Road, the new building will be angled/tilted slightly towards the existing main building. The frontage of the building is stepped back slightly from the frontage of the main building and this ensures that despite the angled position of the new building, the established front building line is respected.



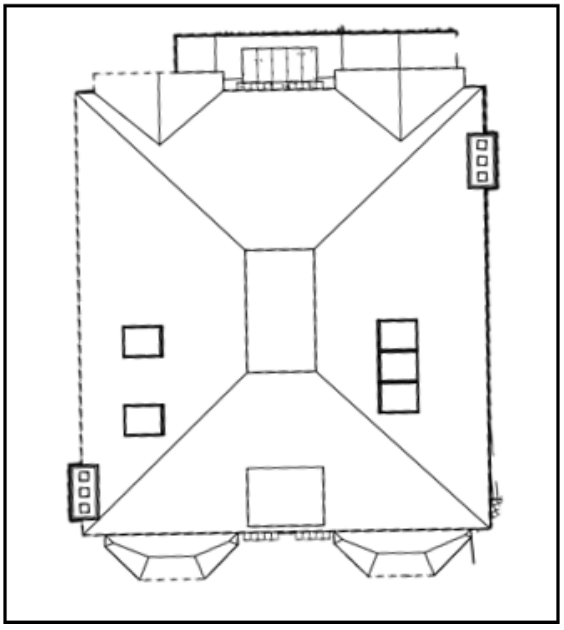

*Proposed Ground floor plan - New Building*




*Proposed first floor plan - New Building*




*Proposed second floor plan - New Building*



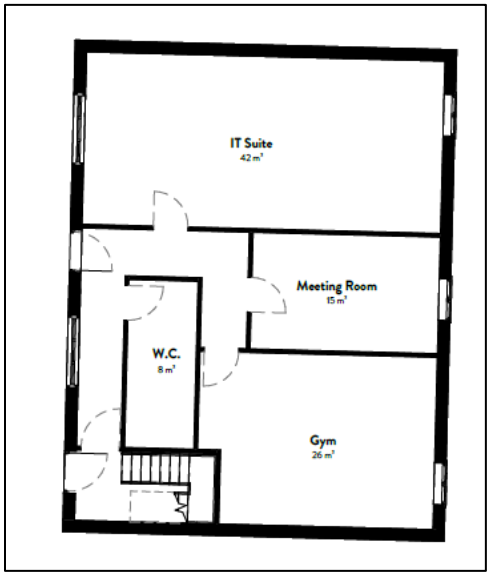
*Proposed Roof Plan - New Building*

At ground level, the new building will provide a large open hall area, with a kitchen and WC's adjacent.

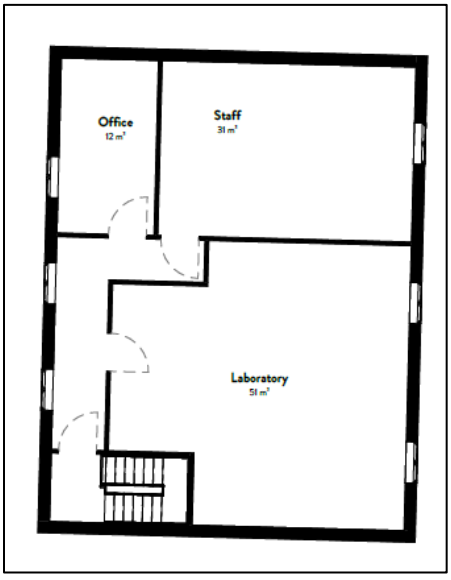
At first floor level, the new building will provide 3 additional classrooms (1 larger and 2 medium sized classrooms), an office and a staff room.

At second floor level, the new building will provide 2 additional large classrooms and 2 offices.

## Replacement two storey building at rear Southeastern Corner (former Bungalow)




*Proposed ground floor - replacement building*




*Proposed first floor - replacement building*

At ground level, the replacement building will provide a Gym, a meeting room, an IT Suite and toilets.

At first floor level, the replacement building will provide a laboratory, a second staff room and an office. Together the new buildings will provide for the colleges space requirements within a neat yet spaciously laid out site arrangement.

**Retention of Security Cabin**

The existing security cabin adjacent to the site's vehicle/pedestrian entrance point along Bennett Road will be retained as part of this proposal. Being a Jewish establishment, the college is required to have a full-time security guard on site. The security guard is stationed in this cabin. Whilst, the security cabin is visible from the street scene, the necessity for this cabin should outweigh any perceived harm on the surrounding conservation area.



*Security Guard Cabin/Shelter as viewed from Bennett Road.*

# Design Approach

**Contextual Response**

The scheme is designed to be sympathetic to the Conservation Area, responding to the surrounding built form in terms of:

- Scale – The new buildings will be two storeys, in keeping with established character of the area and profiles of the surrounding buildings.
- Form – pitched roofs and traditional massing to reflect Victorian-era proportions.

- Materials – proposed use of brick and tiled roofs, matching the colours and textures of existing and nearby properties.

The design of the proposed development has been informed by the surrounding built form and the site's location within the Crumpsall Lane Conservation Area. Particular attention has been given to ensuring that the scale of the new buildings remains appropriate, with all new elements designed as two storeys in height, reflecting the prevailing character of surrounding properties. The form of the new buildings will adopt pitched roofs and traditional massing, consistent with Victorian-era proportions and roof profiles evident within the locality. Materials will be chosen to harmonise with the existing Roselands building and the wider street scene, with brickwork and tiled roofs in tones and textures typical of the surrounding area.

**Layout**

The proposed site layout will respect established building lines along Middleton Road and Bennett Road, ensuring that the new buildings sit comfortably within their context. The arrangement will retain the prominence of the Roselands building as the central feature building on site, whilst providing appropriate separation distances to prevent overlooking and safeguard the amenity of neighbouring occupiers. The new building will be positioned in the same location as the existing bungalow building and does not create any issues of overlooking or loss of privacy. The siting of the rear building takes account of boundary relationships and the need to protect privacy.

**Amount of Development**

The proposed buildings will collectively deliver a similar floorspace to the 2017 approval, approximately 350.7 sqm, comprising:

- Roselands main building – retained and extended.
- Detached building (north) – two storeys with additional classrooms in the roof.
- Detached building (rear) – two storeys.

**Landscaping and Trees**

The site benefits from a number of mature trees, including a number of trees protected by Tree Preservation Orders, as well as substantial boundary planting. The scheme will seek to retain these important features wherever possible. New Planting will be introduced to compensate for the loss of any existing trees or shrubs that are removed to accommodate the development proposal. Additional

soft landscaping will be provided to reinforce the site's setting, soften the visual impact of parking areas, and strengthen the Conservation Area's green and leafy character.

**Access and Parking**

- Vehicular access will remain from Bennett Road.
- Pedestrian access will remain from the existing pedestrian entrance from Middleton Road.
- Parking will be provided to the rear, including disabled spaces and secure cycle storage.
- All new buildings will be constructed to meet Part M accessibility standards.

## Heritage and Conservation Impact Assessment

The site lies within the Crumpsall Lane Conservation Area, an area defined by substantial late Victorian dwellings, mature landscaping, and coherent streetscape rhythm. The proposed development will preserve the setting of the Roselands building, maintain the established spacing and rhythm of buildings along Middleton Road and Bennett Road, and employ traditional proportions and materials. The removal of the existing 1980s bungalow, a structure of no architectural or historic merit, and its replacement with a sympathetically designed two-storey building will enhance the character and appearance of the Conservation Area.

The site comprises a large plot of land which, prior to the installation of the portacabins was sparingly developed with mostly lawned areas and vacant land surrounding the two buildings on site. The original developed footprint area of the site comprised less than 25% of the site can be seen on the site plan below showing the developed footprint of the site prior to the installation of the portacabins. This scale of development gave the site a spacious and open feeling with clear potential for further development. Given the spacious and lightly developed nature of the site, the erection of a new detached two storey building will not resulted in the site feeling overcrowded or over-developed. There is still an adequate amount of undeveloped outdoor space and green landscaped areas in keeping with the character and scale of development across the Conservation Area.

The new buildings will be detached from the existing primary building on site retaining the sense of space and openness afforded by the large plot. The distance retained between the proposed two storey building and the main Roselands building will ensure that the new building is perceived in isolation from the primary building and does not detract from its prominence, appearance and architectural features.




*Original existing site plan prior to the installation of the portacabin units.*

In terms of the impact on the surrounding built environment and the Conservation area, this is best understood by way of a site visit, or in absence of this, photographic imagery demonstrating how screened and concealed the new building will be from the surrounding street scenes. Please see the attached document titled '4 Middleton Road – Street View Photo Montage.pdf.' which provides a number of photographs of the application site as viewed from the street scenes of both Middleton Road and Bennett Road.

The dense foliage, hedges and mature trees surrounding the site on both the Middleton Road and Bennett Road provide ample screening, almost completely concealing the majority of the site from the street view. Any new buildings on site will be mostly hidden from the street view with little impact on the surrounding conservation area.

In terms of the perceived impact of the new buildings on the Crumpsall Lane Conservation Area, a designated heritage asset, the NPPF States that any impact on Heritage Assets should be assessed as either 'Substantial Harm' or 'Less than Substantial Harm', taking into account the relative significance of the heritage asset affected and its contribution to the significance of the Conservation Area as a whole.

As detailed within the assessment above, the new buildings will have less than substantial harm on the Conservation Area and should serve to enhance and reinforce the character of the conservation area.

It is not believed that the scheme will result in any harm on the character and appearance of the Conservation Area. The new buildings have been designed to complement and enhance the character of the Conservation area reflecting the scale, massing and appearance of surrounding buildings and reflecting the appearance, colour tones and materials of the main Roselands building.

Even so, as detailed within the NPPF, this harm needs to be weighed against the public benefits of the proposal. The public benefits of the proposed new buildings include the provision of adequate and suitable educational space for the college to enable the college to function successfully and provide its students with a wide range of subjects in a purpose built facility. The additional space will ensure the smooth running of the facility with sufficient classroom space for all classes being offered.

As an educational institution, the college provides a communal service supporting and encouraging the higher education of young people to the benefit of local communities and society as a whole.

Whilst it is noted that the security guards cabin is visible and noticeable from the street scene, this cabin is essential to secure and maintain a safe and secure environment for staff and pupils, preventing unauthorized access, deter potential security threats and respond effectively to potential threats or emergencies. It serves as a proactive measure to ensure the well-being of everyone associated with the school.

## Heritage Statement

For a more in depth heritage impact assessment of the proposed development on the surrounding built environment and the wider Crumpsall Lane Conservation Area, please see the attached Heritage Statement.

The heritage statement provides a brief description of the history and significance of the Crumpsall Lane Conservation Area, identifies the site's contribution to the conservation area and assesses the impact of

the new buildings on the existing site and the wider conservation area. The report concludes that the outline proposals will preserve and enhance the significance of the Crumpsall Lane Conservation Area and the contribution made by the existing buildings on site to the character and significance of the CA. The reports assessment concludes that the effects of the development proposal will be neutral to beneficial and are outweighed by the clear townscape, functional and community gains of the development proposal.

## Arboricultural Impact

The new building will be positioned away from the existing TPO trees along the sites northern site boundary. No TPO trees will be felled as part of this development proposal. A limited number of shrubs and foliage may need to be removed within the footprint area of the new Northern building.

The applicants have commissioned a Preliminary Ecological Assessment (PEA) and Biodiversity Net Gain (BNG) Assessment in support of this development proposal. These documents produced by Ascerta Ecologists will be submitted with the Outline planning application submission.

**Preliminary Ecological Assessment (PEA)**

The site was subject to an extended Phase 1 Habitat Survey and a Preliminary Bat Roost Assessment of all buildings. The PEA includes the following details:

- Identifies and evaluates any features of ecological value and the potential of the site to support protected species based on a walkover survey and biological records search
- Identifies designated sites within 2km of the site.
- Review protected species records within 2km of the site.
- Maps the habitats within the site using Joint Nature Conservation Committee (JNCC) (2010) methods.
- Provides recommendations for further species–specific surveys and mitigation measures where current legislation requires.
- Provides recommendations that seek to enhance the ecological value of the site.
- Provides recommendations to ensure that the applicants can achieve their development objectives whilst satisfying current UK wildlife legislation.

The PEA has identified that whilst the site provides a habitat for nesting birds, hedgehogs and bats, the habitats to be lost to the proposals are small in area and not of high ecological value. Although all of the habitats assessed are likely to be impacted by the proposal, it is considered that their loss can be mitigated for, and the proposals will not adversely affect the ecological value of the wider area, subject to adherence with the recommendations outlined within their report. The report concludes that *"It is considered that there would be very limited impacts on the local ecology as a result of the proposals, provided the recommendations detailed within Section 5.0 of their report are followed."*

**Biodiversity Net Gain Baseline - Technical Note**

The Biodiversity Net Gain Baseline - Technical Note presents an assessment study of effects on biodiversity in connection with the proposed development. The technical note calculates baseline 'biodiversity units', and summarises the baseline biodiversity units and unit deficit for the current proposals using the Department for Environment Food and Rural Affairs (DEFRA) Statutory Biodiversity Metric, February 2024 (DEFRA, 2024), and following the methods set out in The Statutory Biodiversity Metric: User Guide 2024 (DEFRA, 2024),

The BNG Report identifies that the Baseline habitat units and hedgerow units currently found on site are as detailed below **in Table 1.1**. The indicative unit deficits and requirements for habitat area and hedgerow habitat are shown below **in Table 1.2.** There are no watercourse units on site at baseline and thus no deficit or requirement for this unit type. Once the landscaping plan has been finalised, the figures/tables will be updated to demonstrate how the Biodiversity Net Gain will be achieved on site and to complete the BNG Impact Assessment.

**Table 1.1** Headline Results

| | | |
|---|---|---|
| On-site baseline | *Habitat units* | **0.18** |
| | *Hedgerow units* | **0.22** |
| | *Watercourse units* | **0.00** |

Table 1.2: Indicative Unit Deficits and Requirements

| Unit Type | Target | Baseline Units | Units Required | Unit Deficit |
|---|---|---|---|---|
| *Habitat units* | 10.00% | 0.18 | 0.19 | 0.19 |
| *Hedgerow units* | 10.00% | 0.22 | 0.24 | 0.24 |
| *Watercourse units* | 10.00% | 0.00 | 0.00 | 0.00 |

## Sustainability and Environmental Considerations

## Conclusion

This outline planning application represents a rational and sustainable evolution of the site, delivering permanent educational accommodation in a form and scale already endorsed through an earlier planning permission. It will meet the operational needs of a well-established further education college, make more efficient use of an accessible urban site, and enhance the character of the Crumpsall Lane Conservation Area. For these reasons, the proposal is considered to fully accord with local and national planning policy, and it is respectfully submitted that permission should be granted. The principle of development accords with the National Planning Policy Framework (NPPF) objectives of promoting strong communities and supporting education facilities for existing and new communities.

The external assessments have conclusively shown that the development proposal will have a minimal and non-significant impact on the surrounding natural and built environment as well as on the Conservation Area. The new building will be mostly concealed by dense foliage and trees, with little visual impact on the site's surroundings.

In summary, the extension of the existing building and the erection of the new buildings on site is essential to support the college's provision of educational services and will have minimal adverse impact on the surrounding area and the wider conservation area. Overall, this proposal aligns with the NPPF and Local Plan objectives and demonstrates the college's commitment to providing valuable education services to the local community in a responsible and legitimate manner.

We trust that you will find this proposal acceptable and grant approval for this as submitted. Should you require any information, please do not hesitate to contact me at info@eatownplanning.co.uk or 0330 221 0449.

**EA Town Planning Ltd**