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Charlestown Ward	Application Number 081766/VO/2006/N1	Date of Appln 22nd Dec 2006	Committee Date 15th Feb 2007
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Proposal CITY COUNCIL DEVELOPMENT Erection of a two storey block of temporary classroom accommodation for a period of 26 months for use during construction work to new school, with access via Linford Avenue

Location St Matthews RC High School, Nuthurst Road, Moston, Manchester, M40 0EW,

Applicant Manchester City Council Town Hall, Manchester, M60 3NY

Agent Balfour Beatty Construction Heron House (3rd Floor), Lloyd Street, Manchester, M60 5LE

Description

Proposals are currently being considered for the redevelopment of St. Matthew's RC High School (Application Ref 081766 which is also on this agenda), involving demolition of the original school building, followed by new build.

In order to provide continuity for the school during the construction period, it is proposed that the students be accommodated in temporary teaching structures on the playing fields within the existing school site. This would initially comprise a two-storey block of modular accommodation, reduced to one storey only for the last 20 weeks, following decant of the majority of functions into the new school. Works also include the laying out of a temporary car park for 90 vehicles with new temporary pedestrian and vehicle access into the school from Linford Avenue. The extension to the sports hall (covered in the full application) would be utilised as a temporary dining area.

The accommodation would be required for a total of 26 months.

Consultations

Local Residents - Two letters have been received from residents of Wigsby Avenue and Enderby Road. The resident on Wigsby Avenue suffered from problems with construction traffic and noise during the construction of the Mancat building (also within the school grounds). Other concerns include include traffic problems on the surrounding streets. It is requested that there are no deliveries and collections outside the hours of 8.30 a.m. and 5.00 p.m., all vehicle and pedestrian access should be via Linford Avenue only, no construction traffic on Wigsby Avenue and Enderby Road, re-introduction of 20mph signage, no delivering or transporting of materials via Enderby Road and Wigsby Avenue during redevelopment. Pupils should not be allowed to wander about Enderby Road, Ashlands Avenue, Wigsby Avenue and Linford Avenue any time especially during school hours.

Sport England - No objections, subject to fixed expiry date and conditions requiring re-instatement and laying out of the playing fields to Sport England standards for autumn term 2009.

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Head of Engineering Services - Any comments will be reported to Committee.

Head of Environmental Health - Any comments will be reported to Committee.

Issues

RPG 13 - The main aim of the RSS is to provide a broad development framework for the NW region concentrating on social, economic and environmental issues. Due to the temporary nature of this proposal there are no specific policies relating directly to it. Nevertheless, in facilitating the redevelopment and remodelling of the school the proposal accords with Policy DP3 (Quality in New Development).

Unitary Development Plan (UDP) - St. Matthew's RC High School is an existing use on a long-established site and therefore the UDP makes no specific reference to the site.

City Wide Policy H2.2 is, however, relevant and advises that the Council will not allow development, which has an unacceptable impact on residential areas, including in terms of scale, appearance, noise and traffic generation. The temporary building would be two storeys in height, in keeping with surrounding properties. No additional traffic to the site overall would be generated by this proposal, however, the traffic would be using an alternative route into the site, namely Linford Avenue, through a residential area. However, this is a relatively short stretch of road, linking the site directly to Lightbowne Road. Given the temporary nature of the proposal this is considered to be acceptable.

Access and Parking - as already noted it is proposed to take access from Linford Avenue which leads directly to Lightbowne Road. The school's existing access is from Nuthurst Road, however, this is required for construction and associated vehicles and for practical and safety reasons it is inappropriate for use by the school during this period.

There is little opportunity for an alternative temporary access. Given the temporary nature of the proposal and whilst recognising that there would be some impact on residents, it is not considered this would be such to sustain an objection.

A new temporary parking area for 90 vehicles would also be provided. It is considered this would help to minimise impact to residents by maintaining a continuous on-site parking provision during construction of the new school.

Design and appearance - The proposal involves the erection of buildings with a functional appearance, but as this is for a temporary period only and facilitates the redevelopment of the site with a building of high quality design, it is considered acceptable.

Tree loss - The temporary accommodation will involve the removal of one tree. The final landscaping scheme for the school redevelopment includes for the replacement of trees. Those trees which are to be retained will be protected during construction of the new school.

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Disabled Access - The design of the temporary buildings will meet the current statutory requirements of Building Regulations Part M, will reflect good practice guidance, and where possible will aim to meet the standards of DfA2. A lift to first floor level is not to be provided on the proviso that all aspects of the curriculum are able to be delivered from the ground floor accessible facilities.

Collection and drop off for the temporary accommodation would be from Lightbowne Road via Linford Avenue and disabled parking bays are to be provided opposite the main entrance doors. The pathways from accessible parking to the principle and alternative accessible entrances will be level or will have appropriately designed ramp and stepped solutions. External pathways will be a minimum of 2m wide and free of obstructions with a suitable surface and a gradient of 1:25 or less. The main entrance door will provide for the clear effective opening of 1000mm.

Specialist teaching spaces will be located at ground and first floor level and the school will have the ability to change the curriculum use of the classrooms at both levels should the need arise to deliver the full curriculum at ground floor.

It is believed access has been carefully considered for the temporary accommodation and appropriately covered.

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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents 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. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

for a temporary period as it is considered the proposal generally accords with policies contained within the Development Plan in that it will facilitate the delivery of a quality educational establishment and in that it would not have any significant impact on neighbouring residents

Conditions and/or Reasons

1) The permission hereby granted is for a limited period only, expiring on 1st of May 2009 and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed

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and discontinued at the end of the said period and the land reinstated within 2 months in accordance with a scheme previously approved, which shall include tree planting, and timetable of implementation to be submitted to and approved in writing by the Local Planning Authority before this permission expires on 1st of May 2009.

Reason - The building and access hereby approved are of a temporary nature and if permitted to continue for a longer period have the potential to cause an impact on the amenity of neighbouring residents, the consequences of which have not been considered beyond the 1st of May 2009.

2) In this condition "retained tree" means an existing tree, shrub or hedge which is to be shown as retained on the approved plans and particulars; 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 site for the purposes of the development, and shall be maintained until all the 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 E2.4 and E2.6 of the Unitary Development Plan for the City of Manchester.

3) The temporary car park shall be available for use at all times during the construction period, unless otherwise agreed in writing with the City Council as local planning authority.

Reason - In the interests of the flow of traffic on the highway and highway safety, pursuant to policies H2.2 and E3.5 of the Unitary Development Plan for the City of Manchester.

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The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 081766/VO/2006/N1 held by Planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are all held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted on the application:

Engineering Services
Head Of Valuation & Property Services
Environmental Health
Sport England (NW Region)
Access Officer

314 - 390 Lightbowne Road
Top flat 360 Lightbowne Road
25 - 43 Nuthurst Road
45, 47, 69 - 75 Nuthurst Road
90 - 116 Nuthurst Road
St Matthew's School Bungalow,
Nuthurst Road
1 - 25 Enderby Road
2 - 26 Enderby Road
11A Enderby Road
2 Blandford Drive
1 - 21 Blandford Drive
23 - 63 Blandford Drive
50 - 62 Blandford Drive
2 - 14 Abberley Drive
1 - 33 Wigsby Avenue
2 - 26 Wigsby Avenue
2 - 16 Enstone Drive
1 - 13 Enstone Drive
2 - 16 Rainton Walk
1 - 21 Rainton Walk
1 - 13 Millfield Walk
2 - 8 Ancaster Walk
1 - 9 Woolton Close
2 - 8 Woolton Close
1 - 5 Scorton Walk
1 - 5 Shafton Walk
1 - 5 Shilton Walk
1 - 5 Standon Walk
1 and 2 Ashlands Avenue
2 - 14 Edenham Walk
61 - 67 Linford Avenue
74 - 82 Linford Ave
2 - 12 Girton Walk
1 - 5 Glanton Walk
2 - 8 Ramsbury Drive

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1 - 11 Torpoint Walk
1 - 5 Athos Walk
1 - 5 Snowden Walk
2 - 8 Rockland Walk
2 - 10 Ampport Walk
2 - 8 Barney Walk
1 - 123 Blueberry Avenue
2 - 20 Blueberry Avenue
Flats 1-12 No2 Blueberry Ave
Flats 1-12 No6 Blueberry Ave
Flats 1-12 No12 Blueberry Ave
Flats 1-12 No16 Blueberry Ave
1 - 45 Rushberry Avenue
2 - 26 Rushberry Avenue
402 - 436 St Mary's Road
Murco Service Station
St Mary's Road
St John Vianney Presbytery
Poynter Street

Representations were received from the following third parties:

Sport England (NW Region)
2 Ashlands Avenue,
26 Wigsby Avenue

Relevant Contact Officer:	: Paula McGovern
Telephone No.	: (0161) 234 4547
Email	: p.mcgovern@manchester.gov.uk