

DESIGN AND ACCESS STATEMENT



Client: Hopwood Hall College
Project: Animal Management - Licence Update
Reference: 20672
Date: 05 10 22



REVISION

PROJECT TITLE	Animal Management Licence Update
PROJECT NUMBER	20672
CLIENT	Hopwood Hall College
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ACCESS AND PARKING

1.0 INTRODUCTION

1.1 OVERVIEW

The application relates to the Animal Management part of the campus at Hopwood Hall College Middleton which provides a wide range of specialist teaching spaces for the delivery of the Animal Management curriculum.

An application was previously approved in 2013 (Ref 13/00544/FUL) tfor a change of uses of the area to provide for livestock and horticultural spaces enabling Animal Management Courses to be delivered at the College. This application seeks to:

- extend the scope of use and use of the facility for the purposes of education, health and community benefit.
- regularise approval for several outbuildings developed since the previous application.

Details of both aspects are provided on the following pages.

The application is not seeking to create further built form or development on the site.

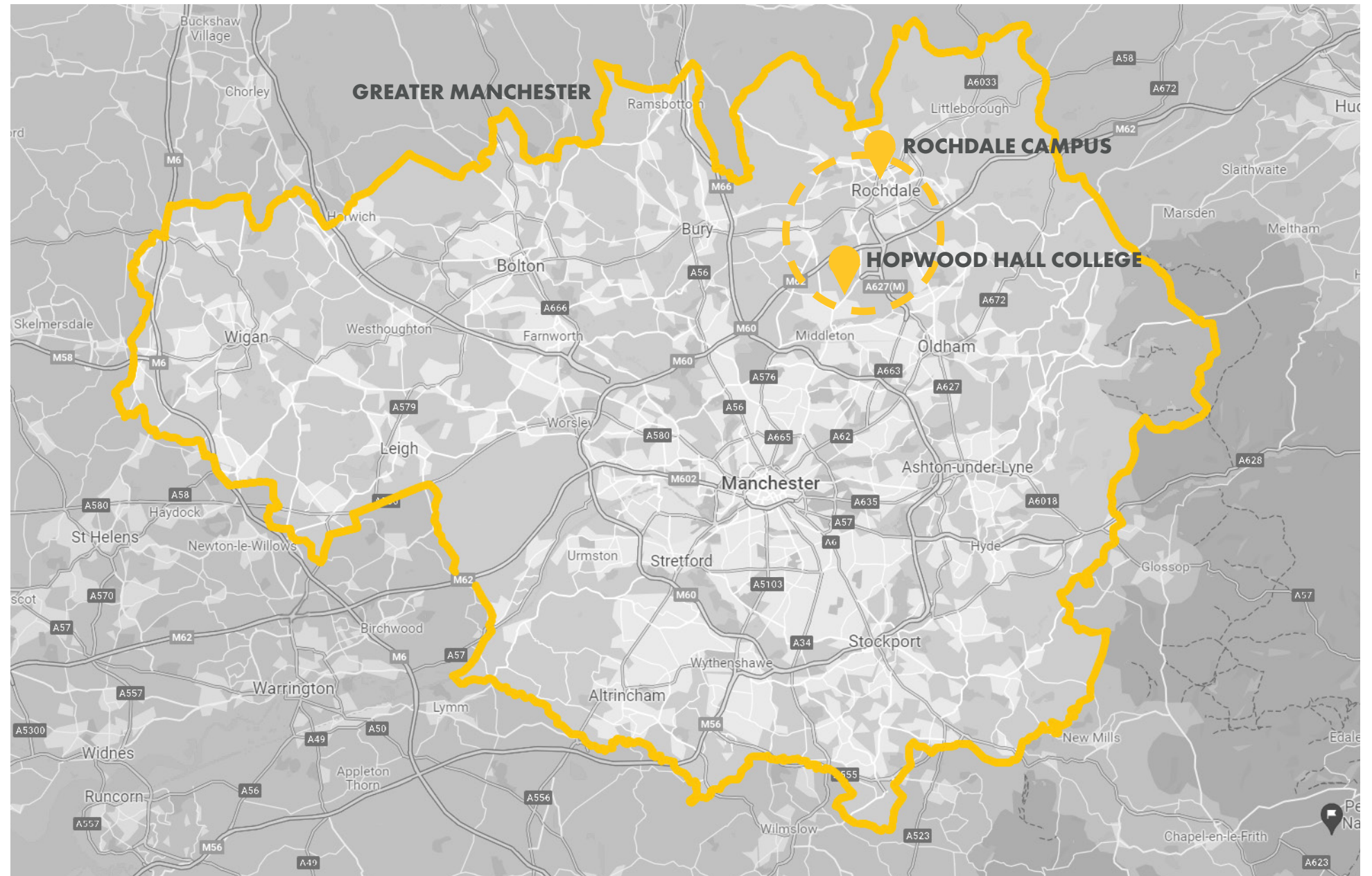


2.0 THE SITE

2.1 THE WIDER CONTEXT

The site in Middleton is well located within Greater Manchester to provide a significant area with a quality facility for teaching the Animal Management curriculum.

Its semi-rural setting within a wider urban area enables the College to simultaneously harness an environment suitable for the Animal Management curriculum, and a densely-populated catchment area.



2.0 THE SITE

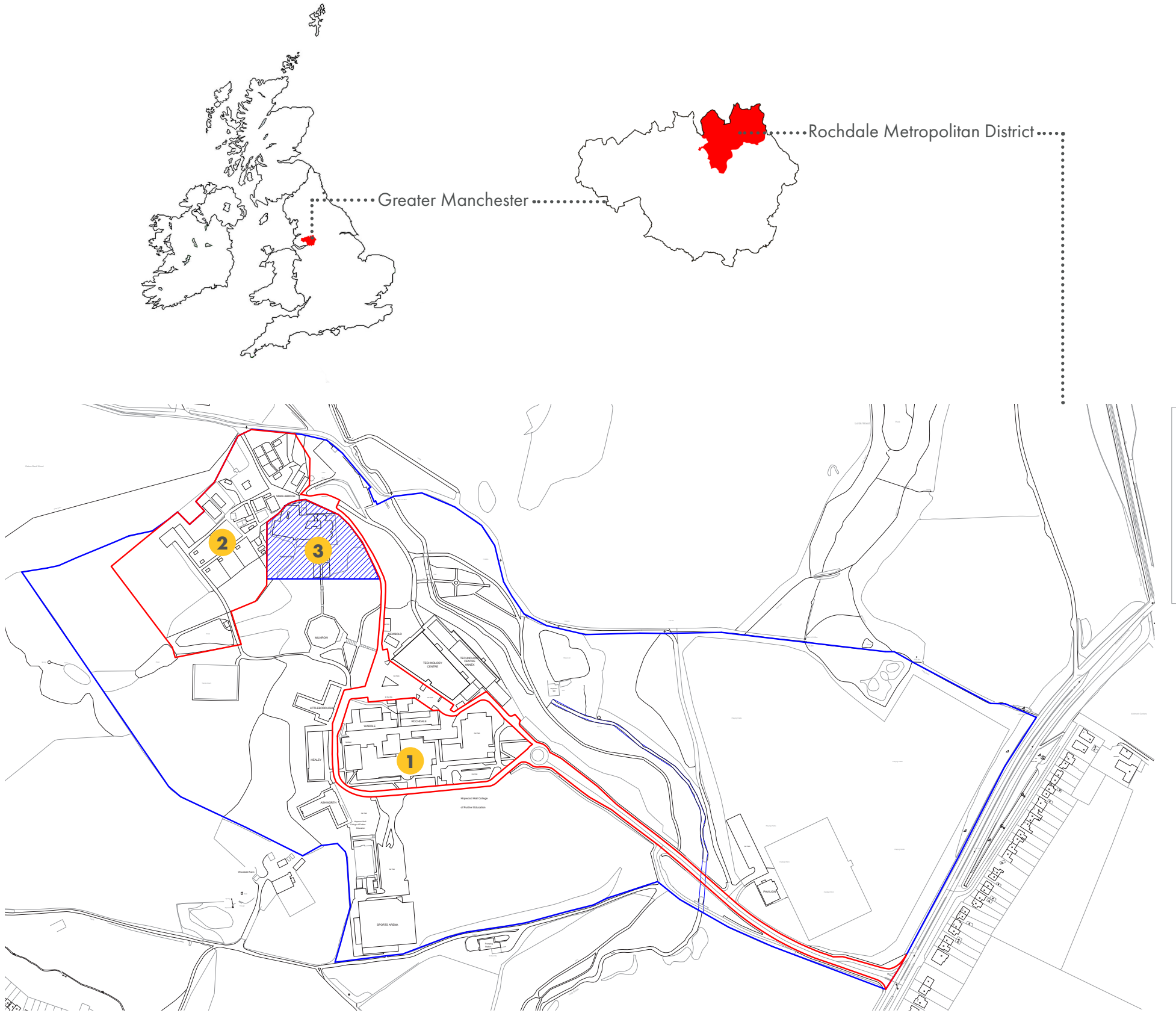
2.2 THE LOCAL CONTEXT

Hopwood Hall College is a provider of further and higher education with two campuses; one in Rochdale and one in Middleton, Greater Manchester.

The Animal Management area sits within the north-west part of the wider Hopwood Campus, which is accessed from Rochdale Road. The Campus lies to the north of Middleton.

KEY

- 1 Hopwood Hall College Central Building
- 2 Animal Management Site
- 3 Hopwood Hall
- Application Boundary
- Hopwood Hall College Ownership Boundary



Location Plan



3.0 PLANNING APPLICATION SCOPE

3.1 OVERVIEW

The application relates to the previous approval in 2013 13/00544/FUL for the animal management area to the north of the colleges Middleton site. This is all built/ in use now and functioning as the animal management facility and course offering.

The previous approval saw the change of use of land to create livestock and horticultural areas and associated development on the college site, enabling the College to run their now well-regarded Animal Management curriculum area. There is no comparable course of study within the greater Manchester conurbation and the development improved the College’s reputation and objective to deliver this course offering in the borough.

The College are now seeking to extend the scope of use and use of the facility for the purposes of education, health and community benefit and regularise approval for several outbuildings developed since the previous application.

The nature of the extended uses are detailed in section 3.4.

3.2 PLANNING ADVICE

Pre-application feedback recieved by Planning Department via (John Copestake) as below -

I have looked in to this previously and provided advice to our licensing team – you are correct that permission would be required to increase the scope of uses to a zoo (i.e. for public exhibition of animals). For this, a change of use application would be required.

However, I am under the impression that there may be development on site which does not benefit from consent – therefore this may be an opportunity to seek to regularise this through a full planning application which could include the change of use element.

3.3 SUMMARY OF ITEMS BEING APPLIED FOR

Therefore there are two aspects covered under the application:

1 - The licence element to allow for commercial use for the Animal Management site area

2 - Application for regularisation of the items on site required as per Planning advice received and requested under the application.

The following sections summarise the site and related drawings to address these points.

3.0 PLANNING APPLICATION SCOPE

3.4 PROPOSED USE

The core objective for the change of use is to meet a local education need and provide an offer for local school groups to attend the animal centre for educational and visits.

The application is not being made to facilitate general, open public access to the Animal Management area but rather to enable the College to use its facilities to meet specific, local community and education needs for the benefit of the community.

The College's proposed uses and times throughout the year are detailed below.

During Term Time

The intention is to provide an opportunity for local school children to visit and animal care facility within their local area rather than needing to travel further afield to Chester or Blackpool, reducing both cost and carbon within the local borough.

Pupils would arrive by school coach, using the existing coach drop-off and pick-up areas. All groups visiting will arrive on site after 10am and leave before 3pm which will avoid conflict with College student pick-up and drop-off times.

Only 1 year group from 1 school will visit at any one time. Whilst schools differ in class sizes, it is anticipated that no more than 50 children will be on site at any one time.

Outside Term Time

Outside term times, the intention is to facilitate community benefit through 3 streams

a) Animal Academy

This scheme provides a social benefit by facilitating fully funded and sponsored places to disadvantaged learners who would not usually be able to access such activities.

The College has received extremely complimentary feedback on the positive impact of the funded places on learners from Headteachers at local schools

such a Failing Park, Hollingworth High, BrownHill CL, Holy Family, St Cuthberts, St Annes, Kingsway Park, Wardle High School, Matthew Moss High School, Whitworth High School, Middleton Technology School, Coop Academy North Manchester, Manchester Communication Academy, Bury Virtual School and Oldham Virtual School.

The scheme will operate during College holidays (except Bank Holidays) and parents will drop learners off at 9am and collect at 3pm. College holiday periods are typically:

- 1 week October half term
- 2 weeks Easter break
- 1 week May half term.
- 5 weeks of summer break

It is expected this scheme will be limited to a maximum of 30 learners on site per week and as drop-off and pick up will happen outside of term time, there will be no increased impact on parking and site traffic movement.

b) Animal Experiences

This scheme provides for small groups of no more than 5 people at any one time to come on to site to enjoy a 'Keeper of the Day' experience similar to those run in zoos.

It is expected the scheme will be limited to a maximum of 4 groups per day and as these are happening between 9am - 3pm at weekends and outside of term time there will be no increased impact on parking and site traffic movement.

c) Social Prescribing

Prescribed Social-time with animals has been scientifically proven to help with many medical conditions and the College's current partnership with the Petrus Trust has proved highly successful to date.

Approval of this application would enable more formal relationships and programmes to be offered to external bodies such as the NHS Trust.

It is anticipated the scheme would result in an average of one cohort of socially prescribed patients weekly, within term-time and between the hours of 10am – 3pm. It is expected patients will arrive by mini-bus which will use the college's existing drop-off and pick up areas outside the College's peak times.

4.0 SITE DRAWINGS

4.1 PREVIOUSLY APPROVED SITE PLAN



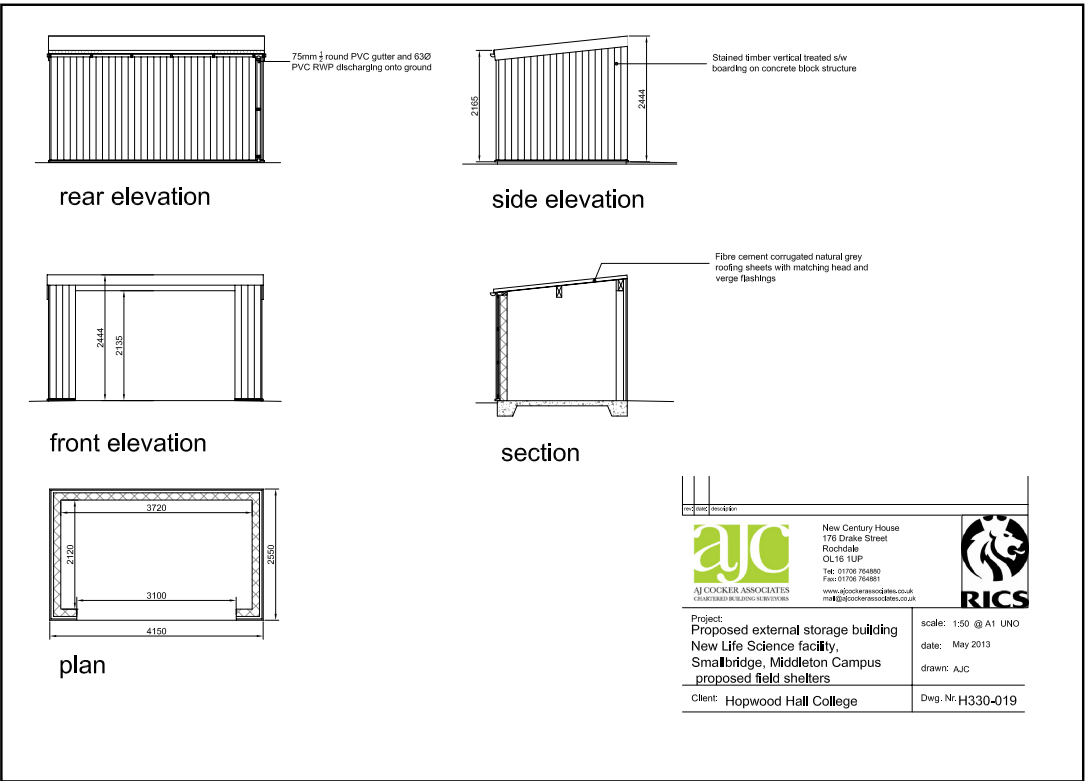
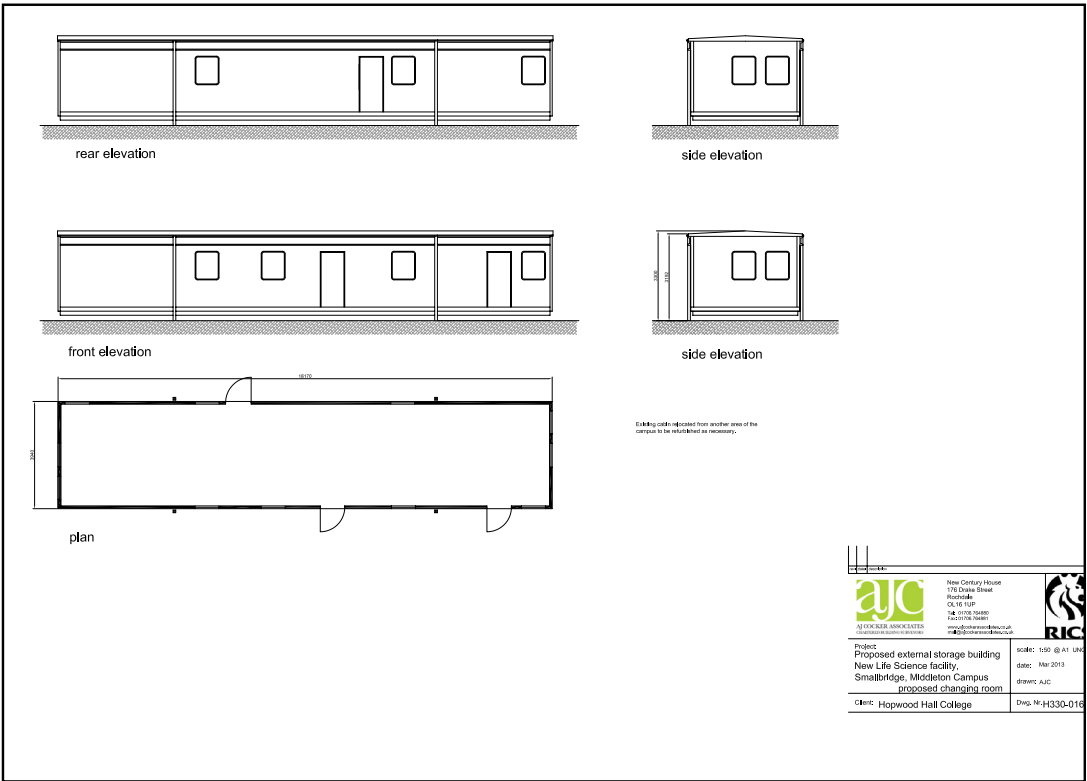
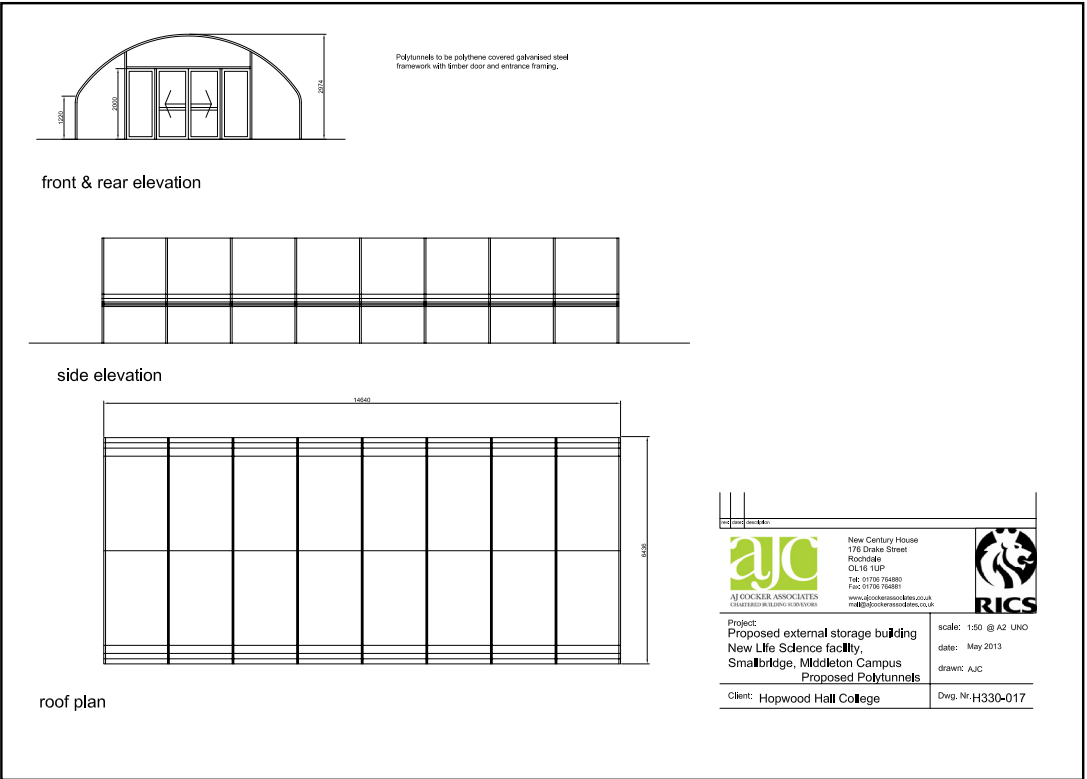
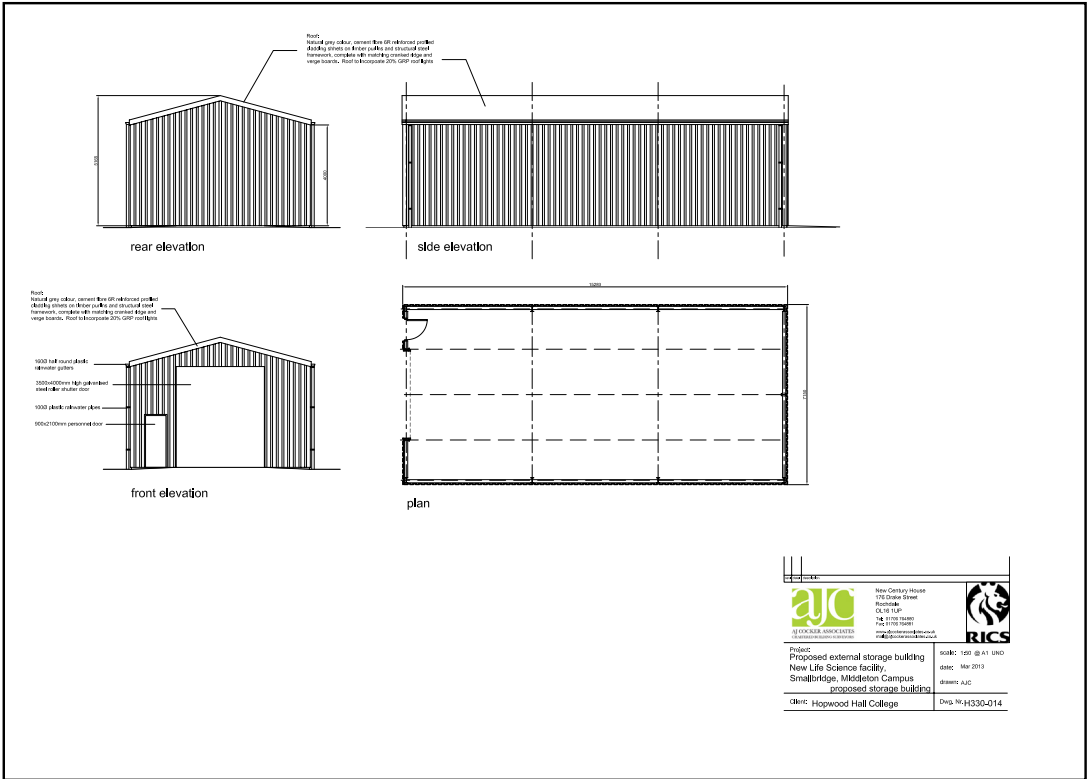
Existing Site Location Plan



4.0 SITE DRAWINGS

4.2 THE EXISTING ACCOMMODATION

The site area consists of a series of buildings, shelters and enclosures that have been previously approved. Examples of the previously approved drawings are shown on this page.



4.0 SITE DRAWINGS

4.3 CURRENT SITE PLAN (AS BUILT ON SITE)

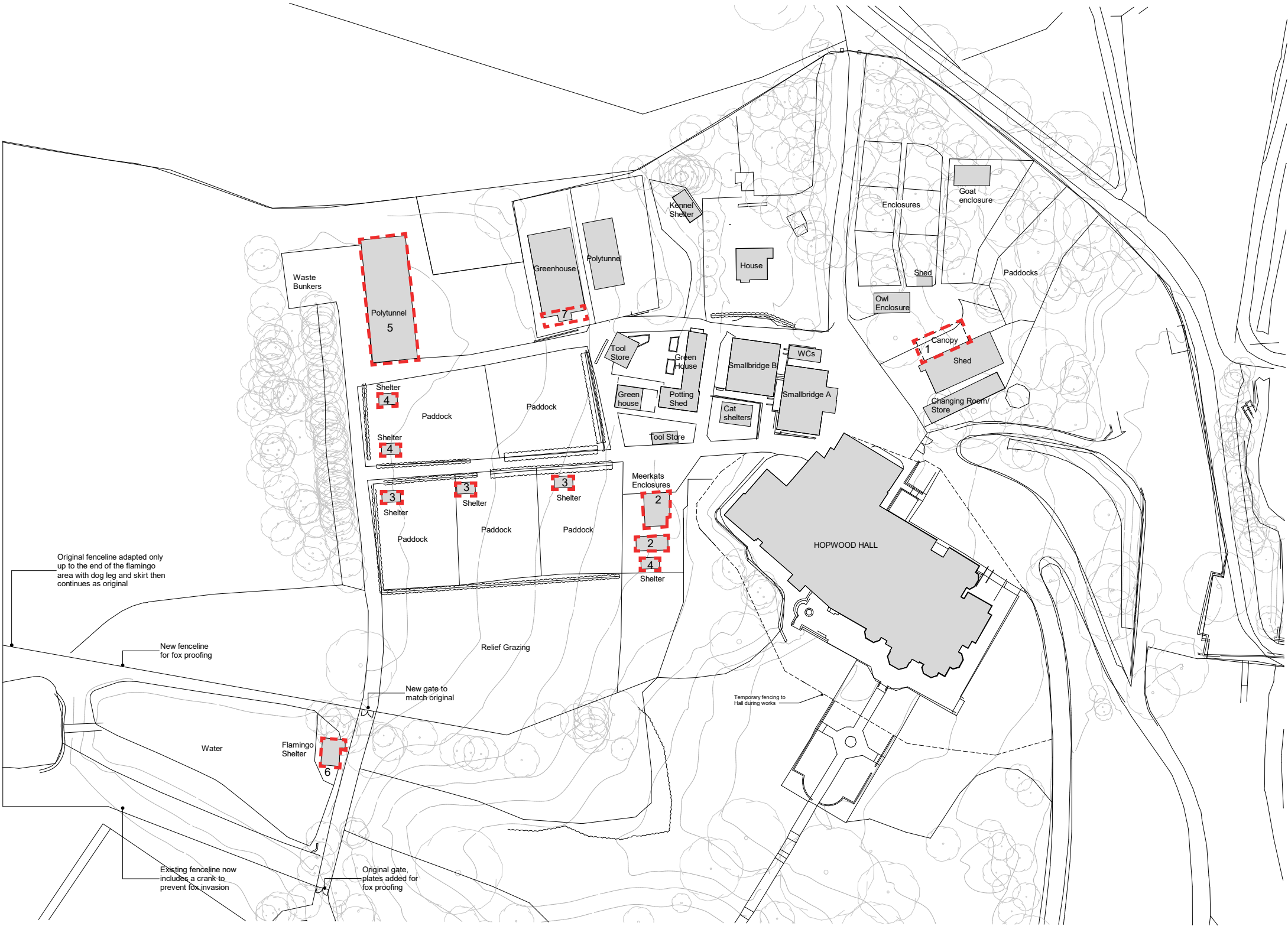
Key

ITEMS LISTED BELOW ARE ITEMS NOT COVERED UNDER THE EXISTING APPLICATIONS ON SITE

- 1. Canopy and Porch to shed
This is an open sided structure with a roof to provide shelter for students and external seating space under. There is a draught porch to the front of the shed.
- 2. Meerkat Enclosures
This is an additional item on site to the approved plans. This is a collection of enclosures for meerkats.
- 3. Paddock Shelters
These are as per the planning drawings under the previous application. They are located in a different location in the paddock to assist with access/ use.
- 4. Paddock Shelters
These are additional shelters to that shown on the approved planning drawings. They match item 3.
- 5. Polytunnel
This is an additional item on site to the approved plans.
- 6. Flamingo Shelter
This is an additional item on site to the approved plans.
- 7. Greenhouse Porch
This is an additional item on site to the approved plans.

This application seeks to retrospectively to gain approval for the buildings as highlighted above which have not been gathered within the previous application.

All buildings are integral for delivery of the colleges animal management curriculum offer.



Existing Site Plan



4.0 SITE DRAWINGS

4.4 SITE PHOTOS

These photos cover the items 1-7 as noted as on site.



Item 1 - canopy and porch to shed



Item 2 - meerkat enclosures



Item 3 & 4 - paddock shelters



Item 5 - polytunnel



Item 6 - flamingo shelter

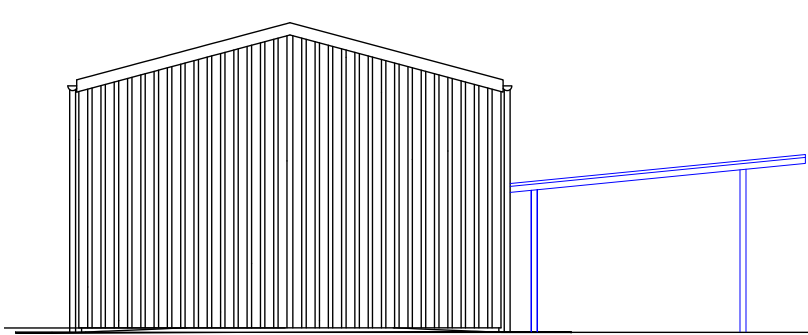
4.0 SITE DRAWINGS

4.5 ITEM 1 CANOPY PLANS AND ELEVATIONS

The porch is an integral element for the Animal Management course, allowing shelter for students to change and to discuss issues while out in the field.

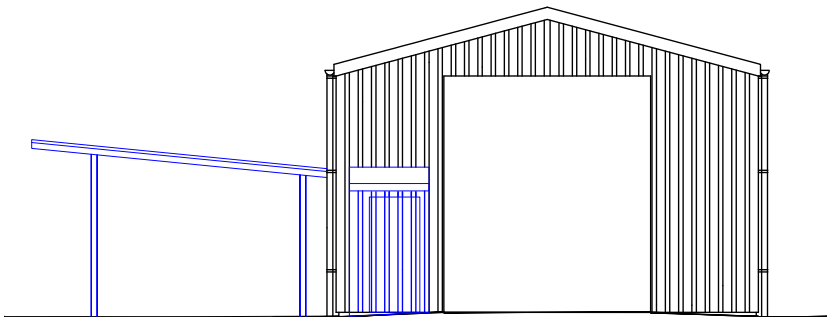
Following comments raised by the Conservation Officer, and addressed within the Heritage Impact Statement, the college shall look to incorporate the following comments to reduce impact to the hall:

- 1. Porch to be stained to match the adjacent existing barn building
- 2. Once the hall comes back into use, the college is to review the canopy with alternative options such as timber posts and aligning the roof with the existing building. This shall be subject to affordability.



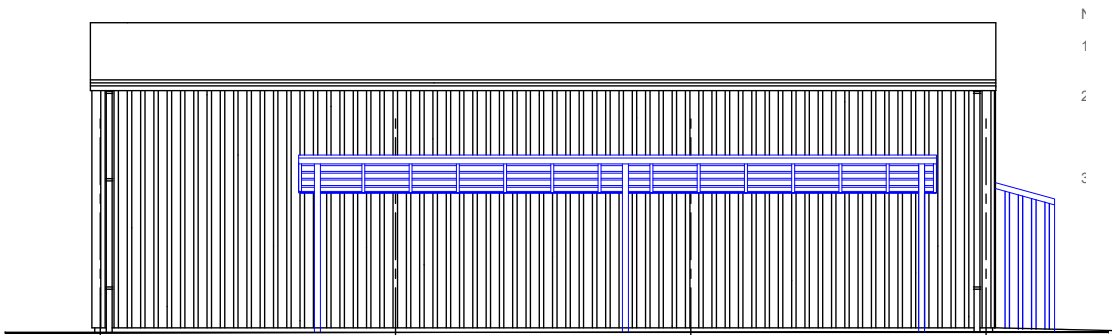
Rear elevation

Roof canopy with open sides, metal support frame and polycarbonate roof to form sheltered external area for students



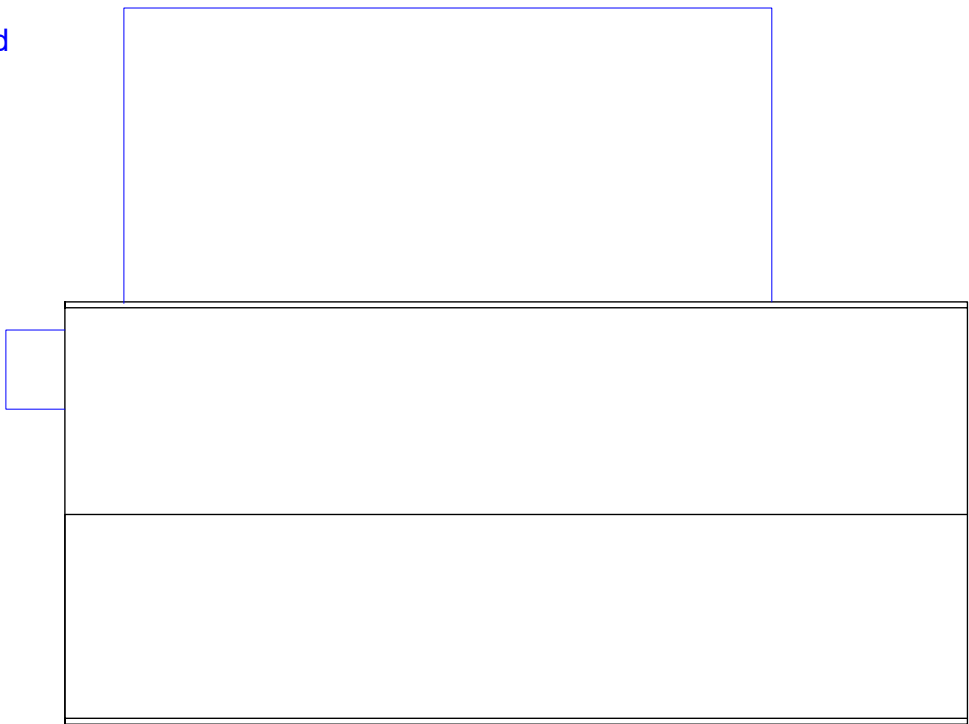
Front elevation

Entrance porch to match main building to assist in draught prevention inside on entry

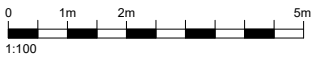


Side elevation

Note: blue items are additional from the approved drawing for this building



Roof plan

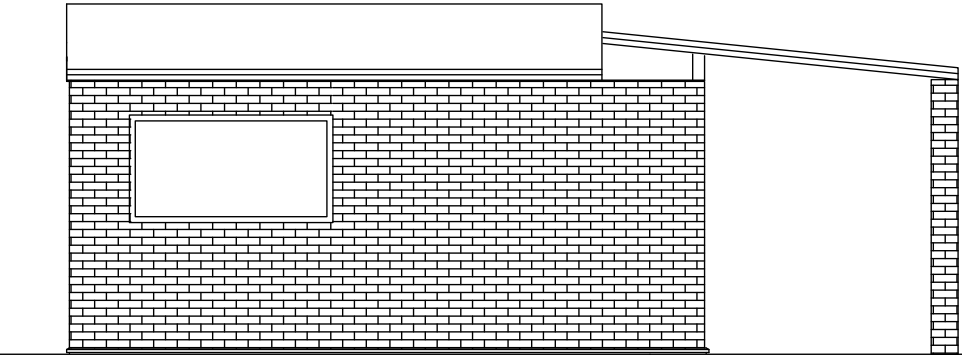


4.0 SITE DRAWINGS

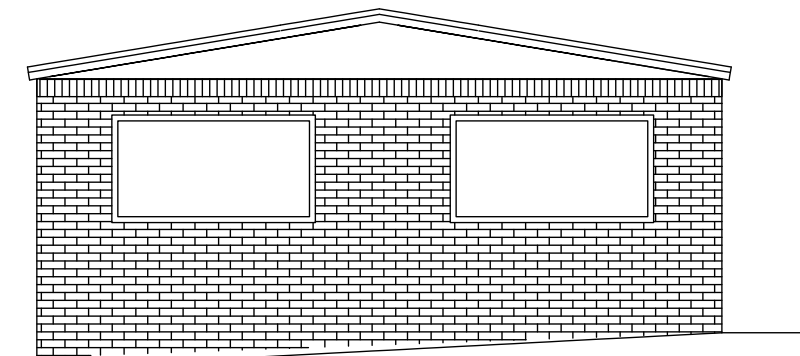
4.6 ITEM 2 MEERKAT ENCLOSURE PLANS AND ELEVATIONS

The meerkat enclosures are an essential element for the Animal Management curriculum delivery.

However, following comments raised by the Conservation Officer the college will agree to relocating these building prior to the Hall coming back into viable use.

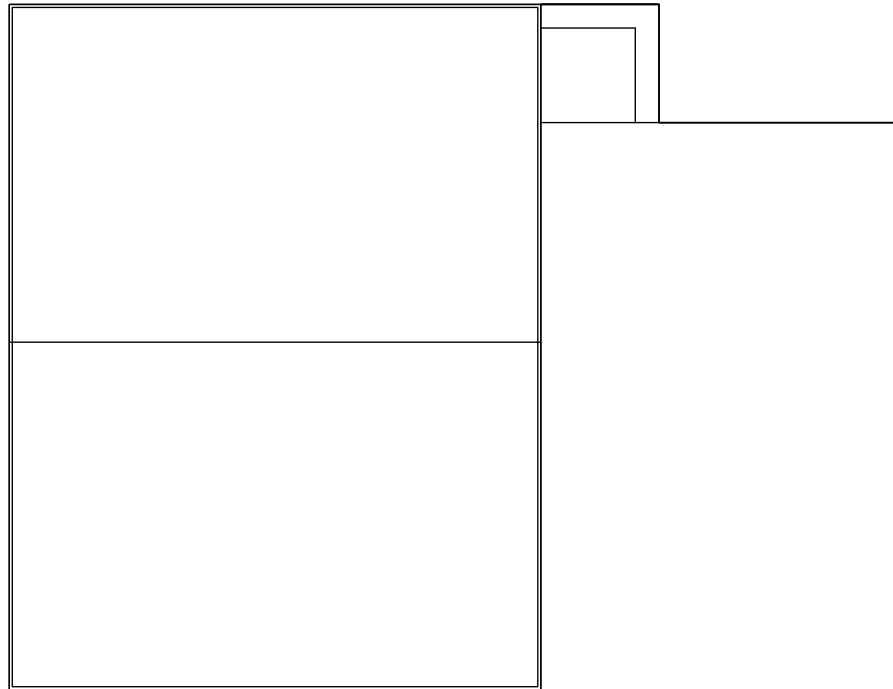


Side elevations

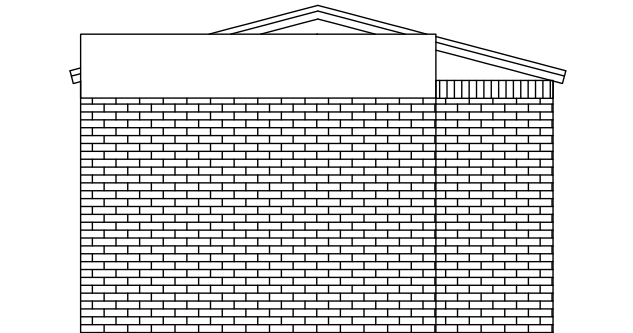
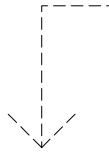
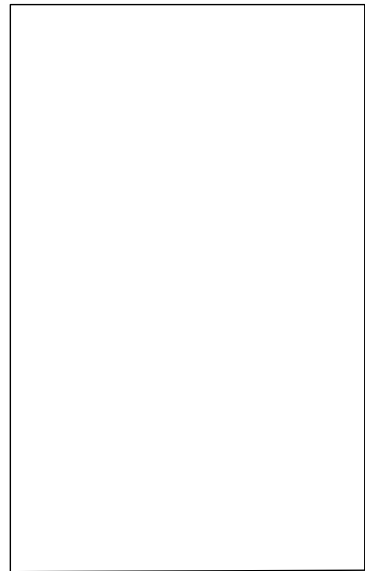
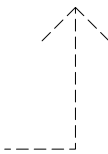


Front elevation

Brickwork enclosure with polycarbonate roof

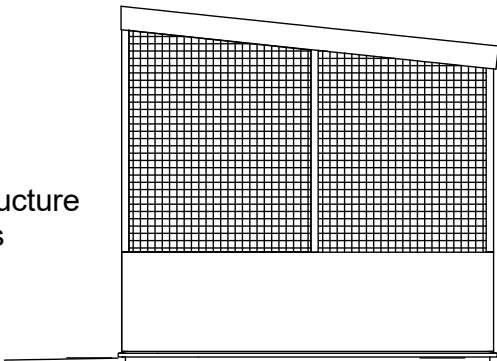


Roof plan

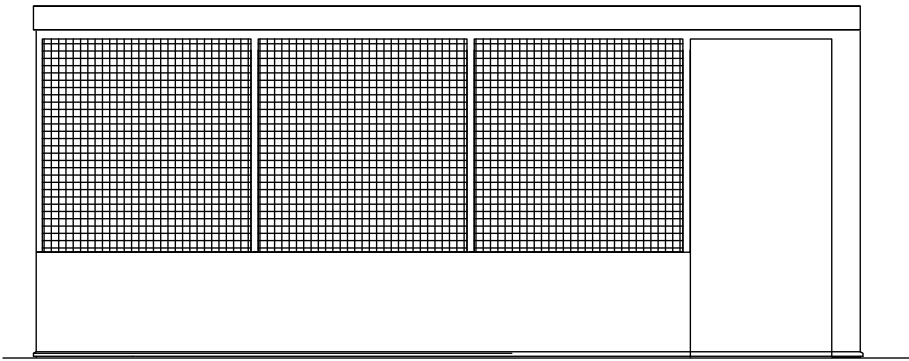


Rear elevation

Lightweight timber structure with mesh side panels



Side elevation

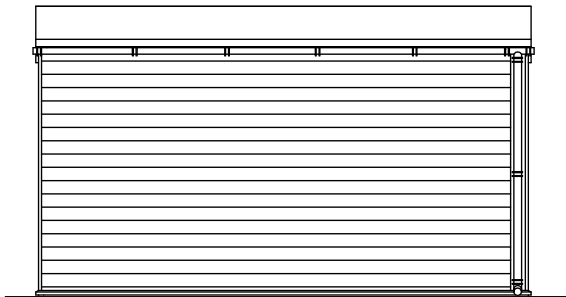


Front elevation

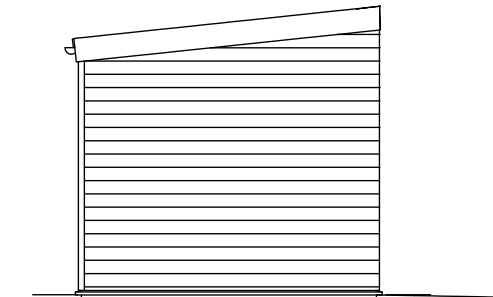


4.0 SITE DRAWINGS

4.7 ITEM 3 AND 4 Paddock Shelters Plans and

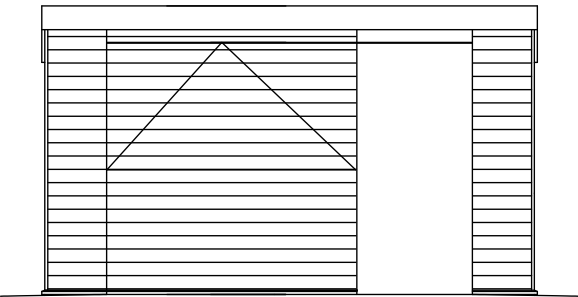


Rear elevation



Side elevation

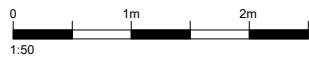
Stained timber horizontal treated s/w boarding on concrete block structure. Openable hatch to front.



Front elevation

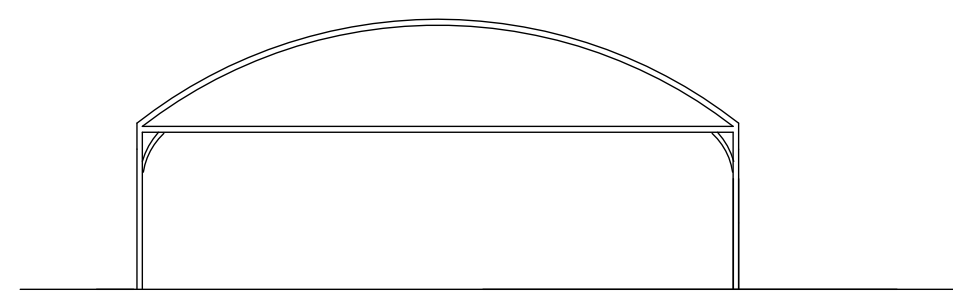


Plan



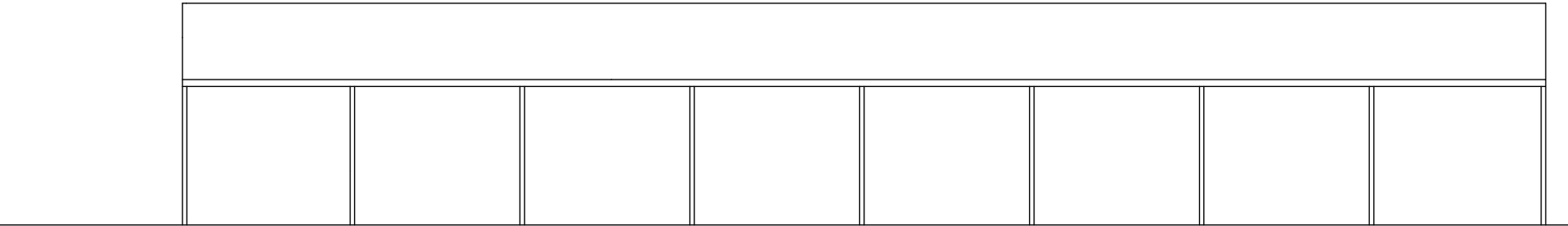
4.0 SITE DRAWINGS

4.8 ITEM 5 POLYTUNNEL PLANS AND ELEVATIONS

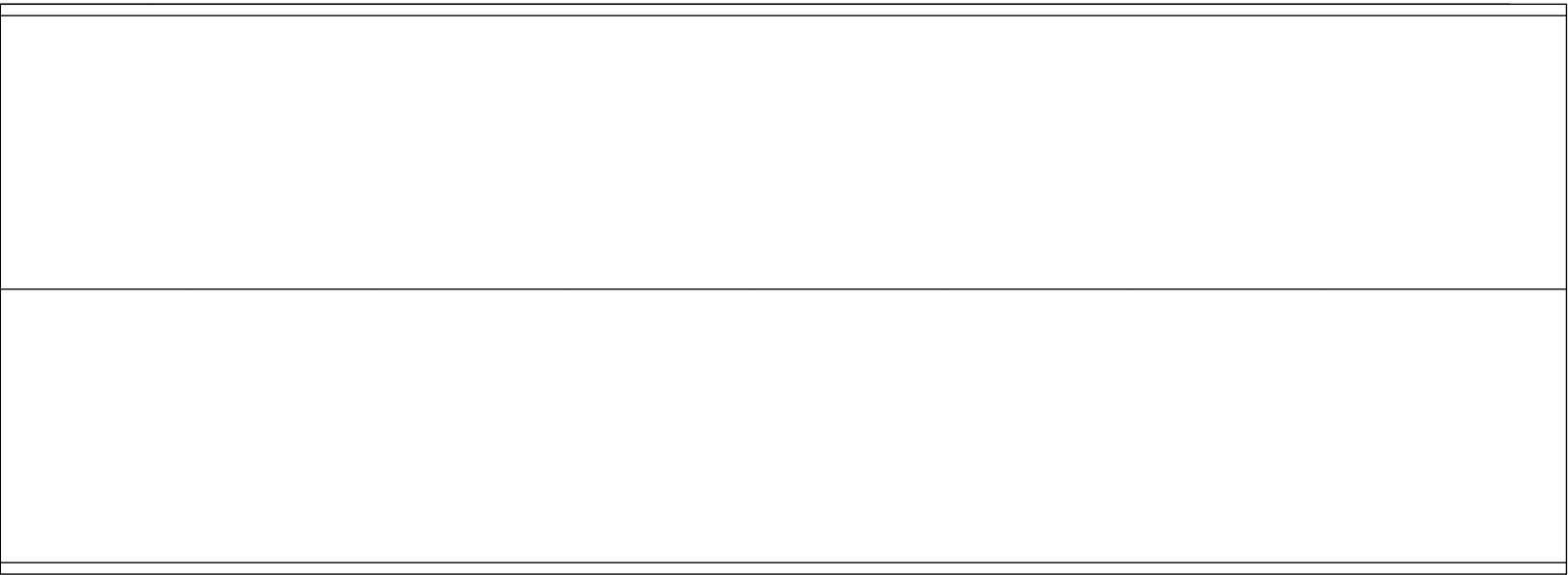


Front and rear elevation

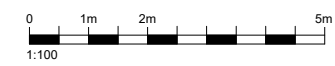
Galvanised steel framework with
polythene covered roof.



Side elevation

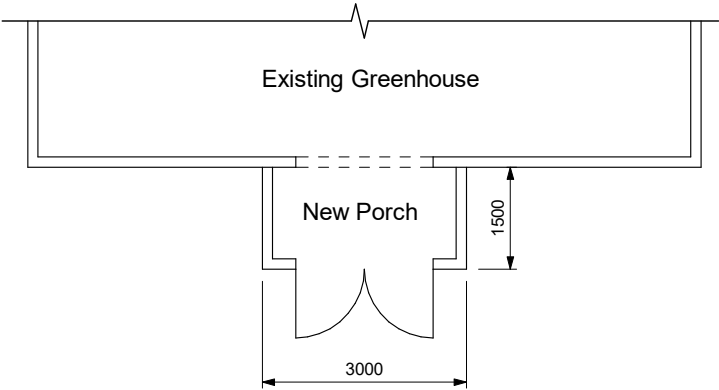


Roof plan



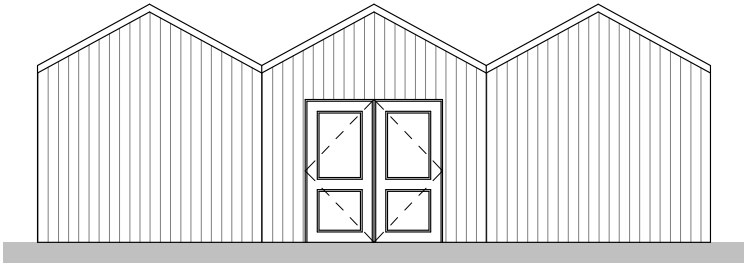
4.0 SITE DRAWINGS

4.9 ITEM 7 GREENHOUSE PORCH PLANS AND ELEVATIONS



- Entrance Porch Overview:
- Butchers flaps replace previous sliding door of greenhouse
 - Timber clad porch with locable double doors to provide new access
 - Standard double doors with glass panels at top
 - Height to apex 3.5m

Greenhouse Plan
1 : 100



Greenhouse Elevation
1 : 100

5.0 ACCESS AND PARKING

5.1 SUMMARY

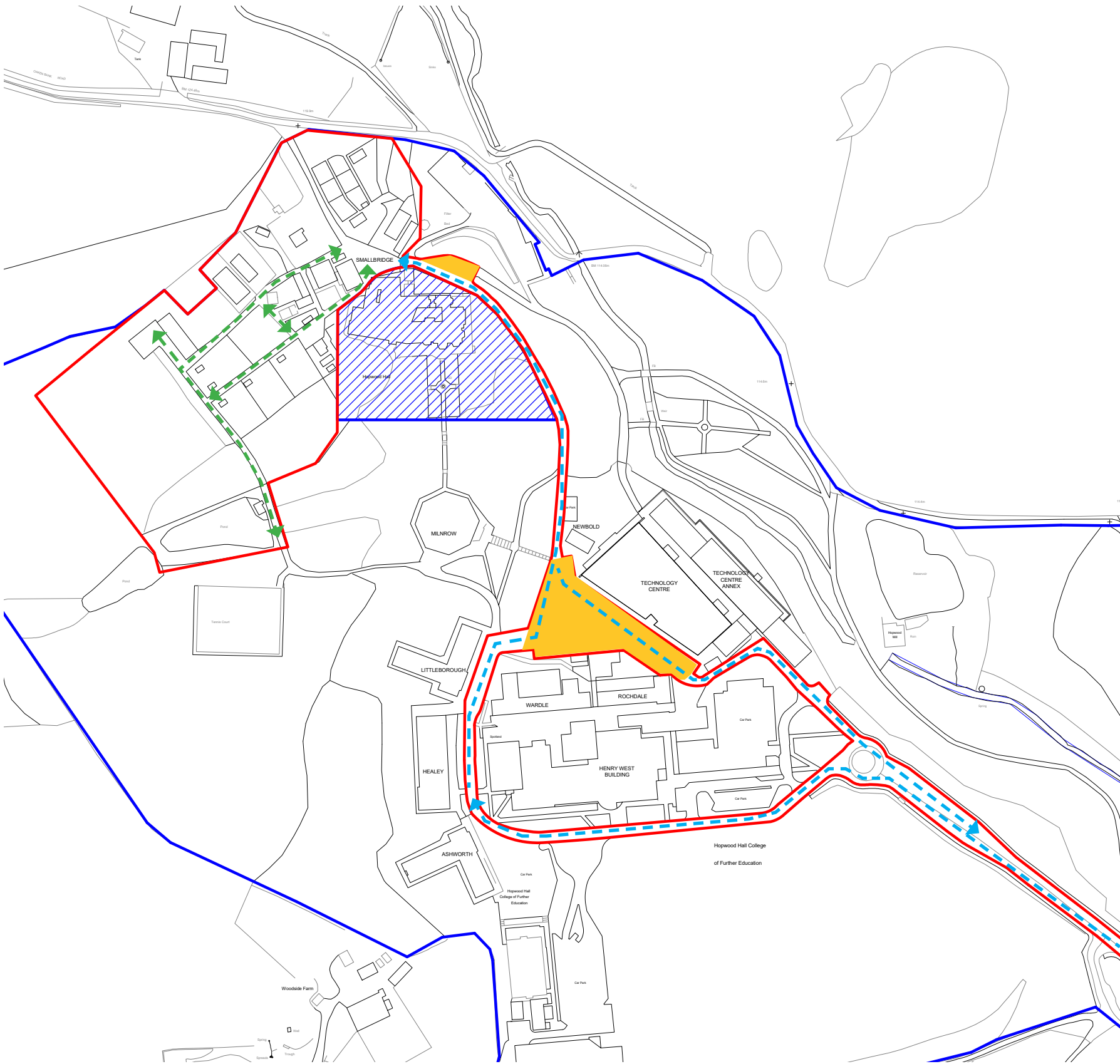
The proposed extended uses detailed in this application will use existing parking & drop-off arrangements at out-of-hours or off-peak times, thus no additional pressure will be placed on the site.

There is a nearby college car park as part of the main campus parking that can be utilised by people attending the Animal Management Site. In addition there are a bank of parking spaces outside the front gate of the site area.

There is a gated secure compound for the site but behind the gate a central courtyard area provides opportunity for deliveries, drop off and general temporary access for vehicles.

The area has a current management strategy in place for vehicle access, maintenance and general use which wouldn't vary by the nature of this application.

A separate Transport Assessment has been carried out by Highways Consultants to provide further detail.



KEY

- Application Boundary
- Hopwood Hall College Ownership Boundary
- Parking provision existing on site for use
- Wider access routes to site for vehicles
- Internal access routes for site eg maintenance, servicing, deliveries

Seven Harrogate
Clarendon House
Victoria Avenue
Harrogate
North Yorkshire
HG1 1JD

Tel: 01423 709 807

Seven London
24 Greville Street
London
EC1N 8SS

Tel: 0203 036 0691

Seven Manchester
Unit 1.3 Waulk Mill
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