

DESIGN AND ACCESS STATEMENT



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



REVISION

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1.0 INTRODUCTION

1.1 OVERVIEW

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

On from original application in 2013 13/00544/FUL change of use to form livestock and horticultural area to provide provision to run the Animal Management Courses at the college, this new application is to increase the scope of uses on site to include commercial use and scope of uses to a zoo (i.e. for public exhibition of animals) as part of this.

Also the application looks to seek to regularise the sites addition of items on site since the original application which have been there for several years, on from feedback from the planning officer to cover under the application.

The college are trying to sort out updates to the licenses with the council and have been advised that they need a planning application to address the 'commercial function' aspect required to this area. They are looking to run the animal area more commercially – to allow an extra income stream to help fund the upkeep of the facility and maintenance of the animals for the education purposes - from events such as Animal Academy, birthday parties, school visits and animal experiences. It does not require any physical changes or development on site – its just utilisation of their current set-up in a different way, outside of curriculum time.

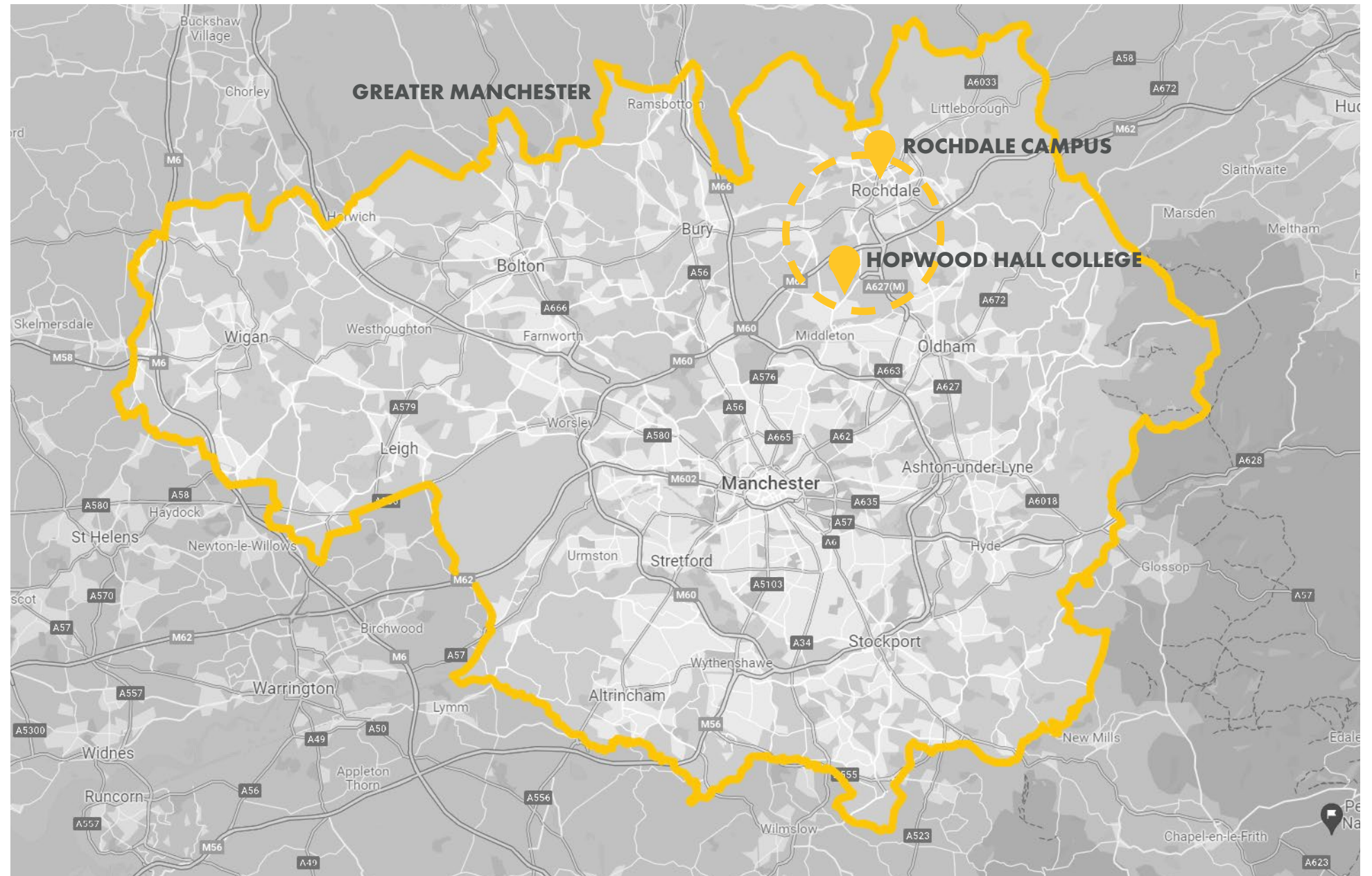


2.0 THE SITE

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

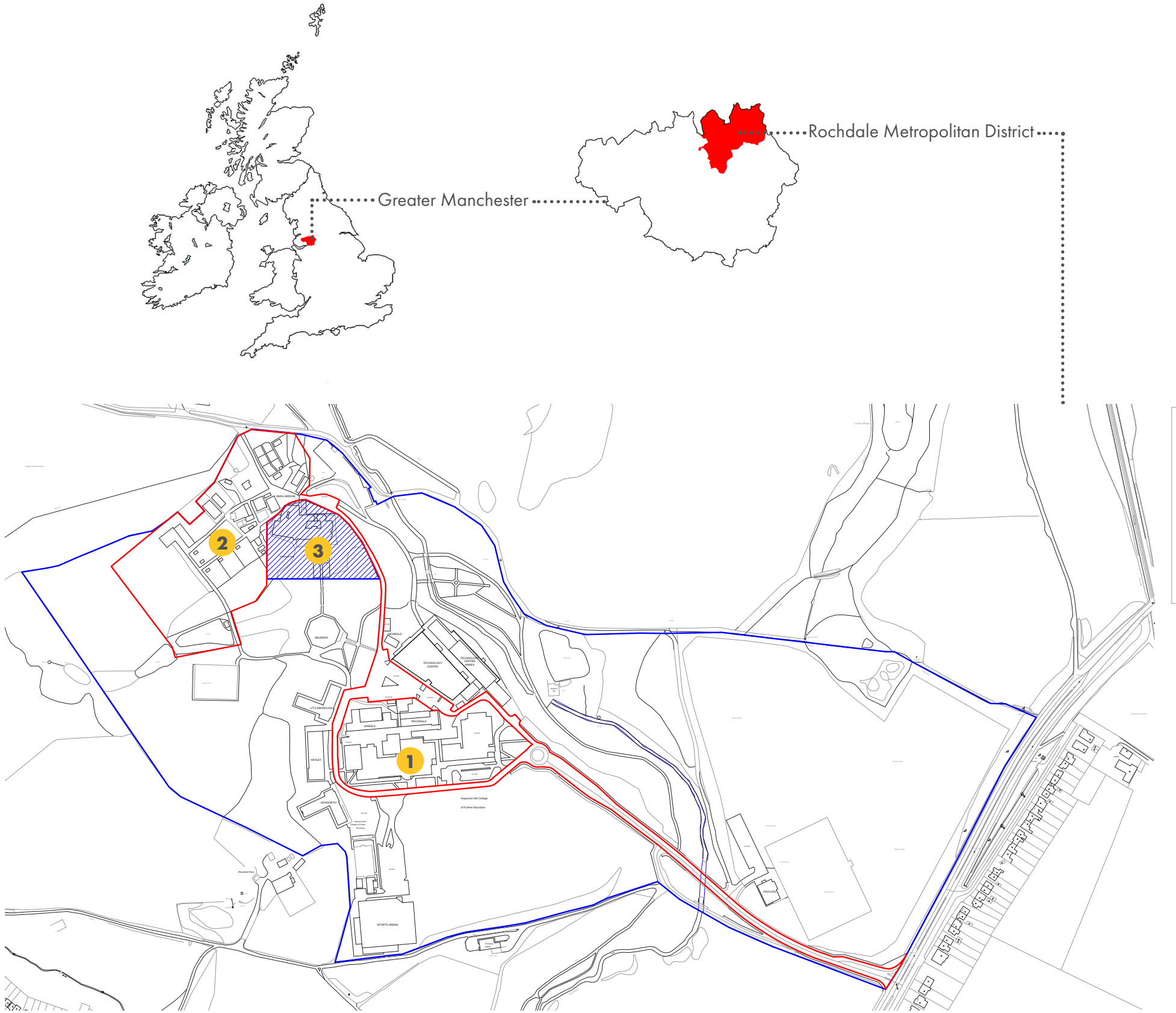
2.2 THE LOCAL CONTEXT

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

3.2 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 was the change of use of land to create livestock and horticultural area and associated development on the college site so they could run the animal management education courses. 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 trying to sort out updates to the licenses with the council and have been advised that they need a planning application to address the 'commercial function' aspect required to this area. They are looking to run the animal area more commercially – to allow an extra income stream to help fund the upkeep of the facility and maintenance of the animals for the education purposes - from events such as Animal Academy, birthday parties, school visits and animal experiences. It does not require any physical changes or development on site as it is all existing facilities that are already in place – its just utilisation of their current set-up in a different way, outside of curriculum time.

The college see this offering as a really positive thing in the community with social value providing a unique offering to the community as well as inspiring younger people to get into the associated courses and careers with animals. Its unique offering as an educational facility in this area of expertise gives a real USP to the borough and attraction of students. As well as the education side, this facility on site offers a great resource for student and staff wellbeing with an area of greenspace and nature with interaction with animals – the college have found this has a really positive impact on the colleges users beyond just the course students. This would also extend to wider community wellbeing with the introduction of the commercial function.

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:

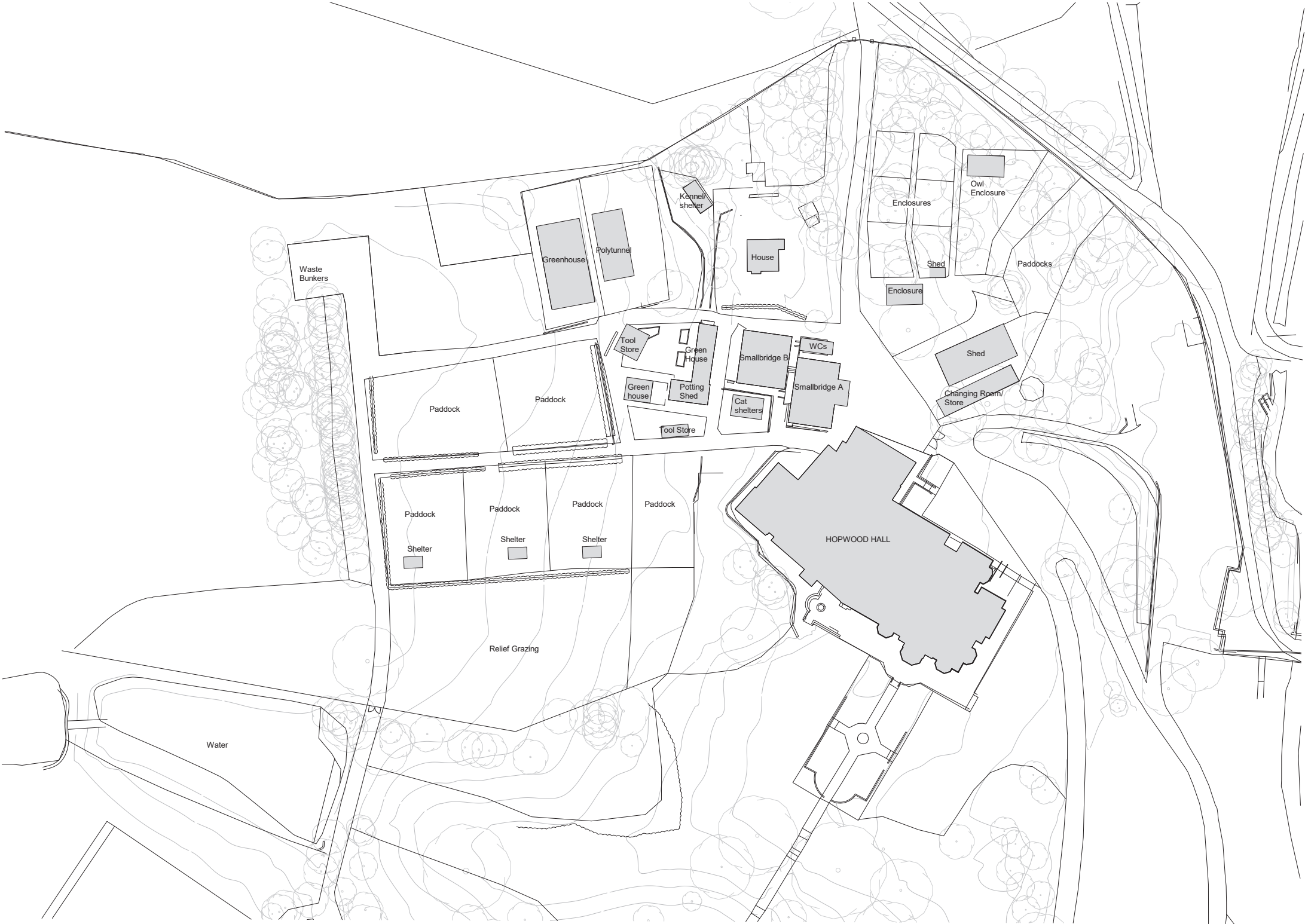
1 - The licence element to allow for commercial use for the Animal Management site area

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.

4.0 SITE DRAWINGS

4.1 PREVIOUSLY APPROVED SITE PLAN



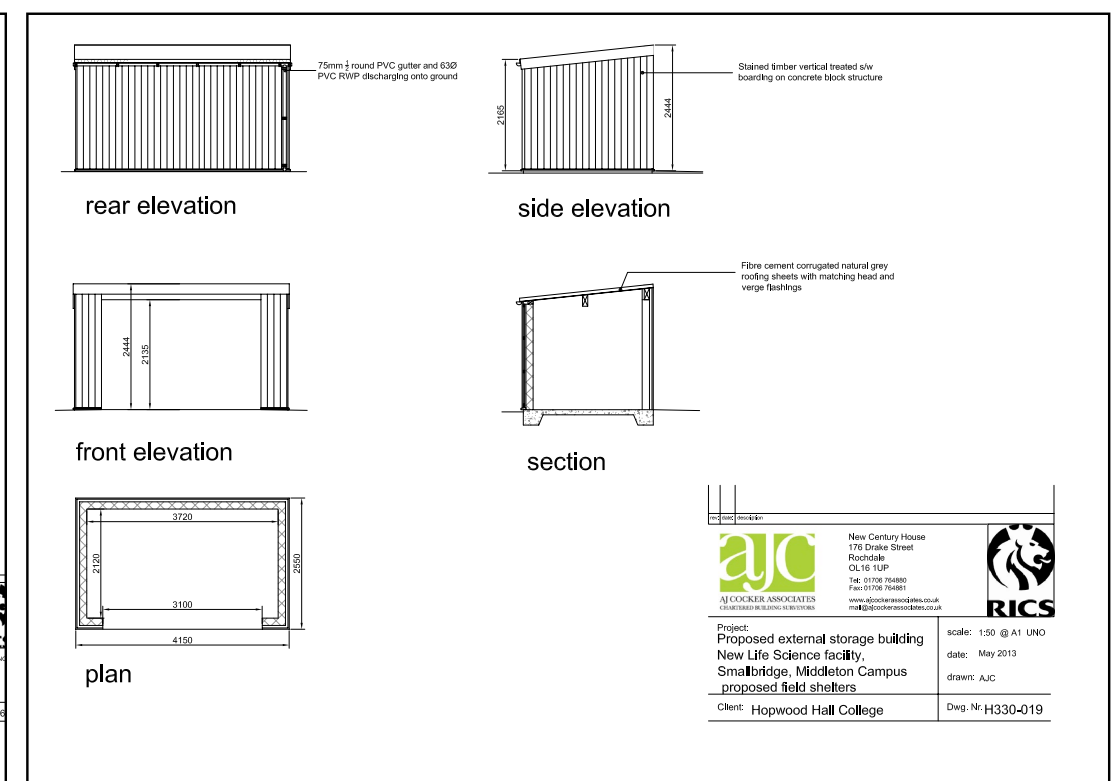
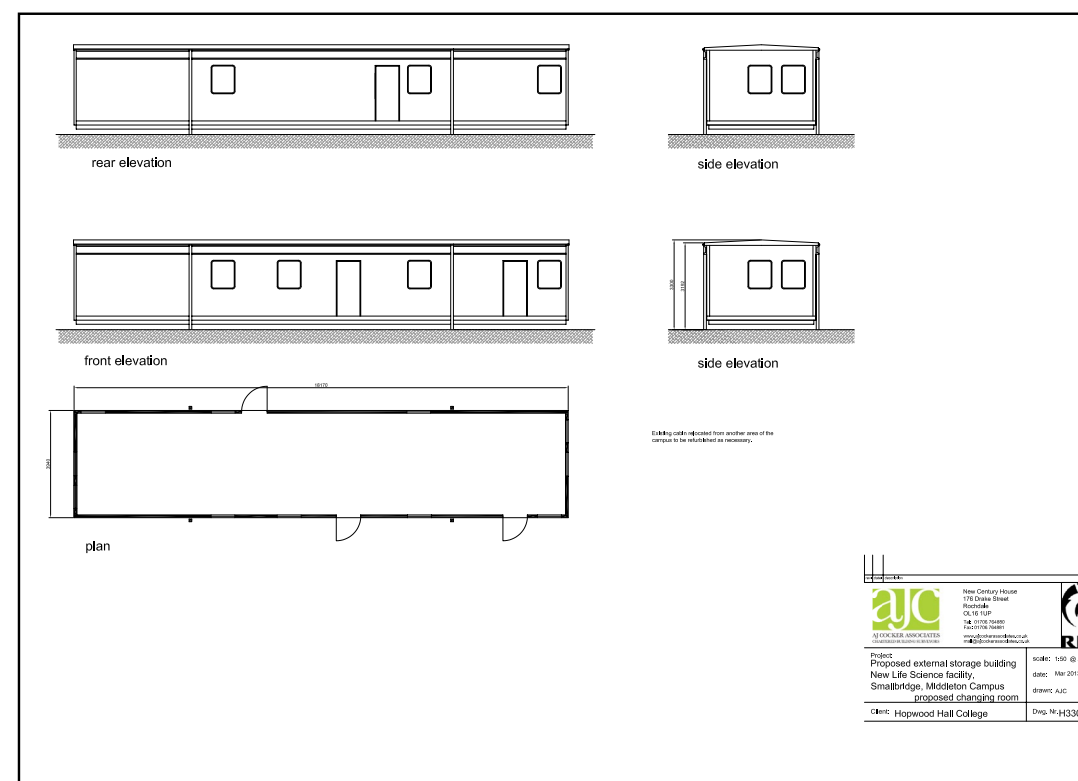
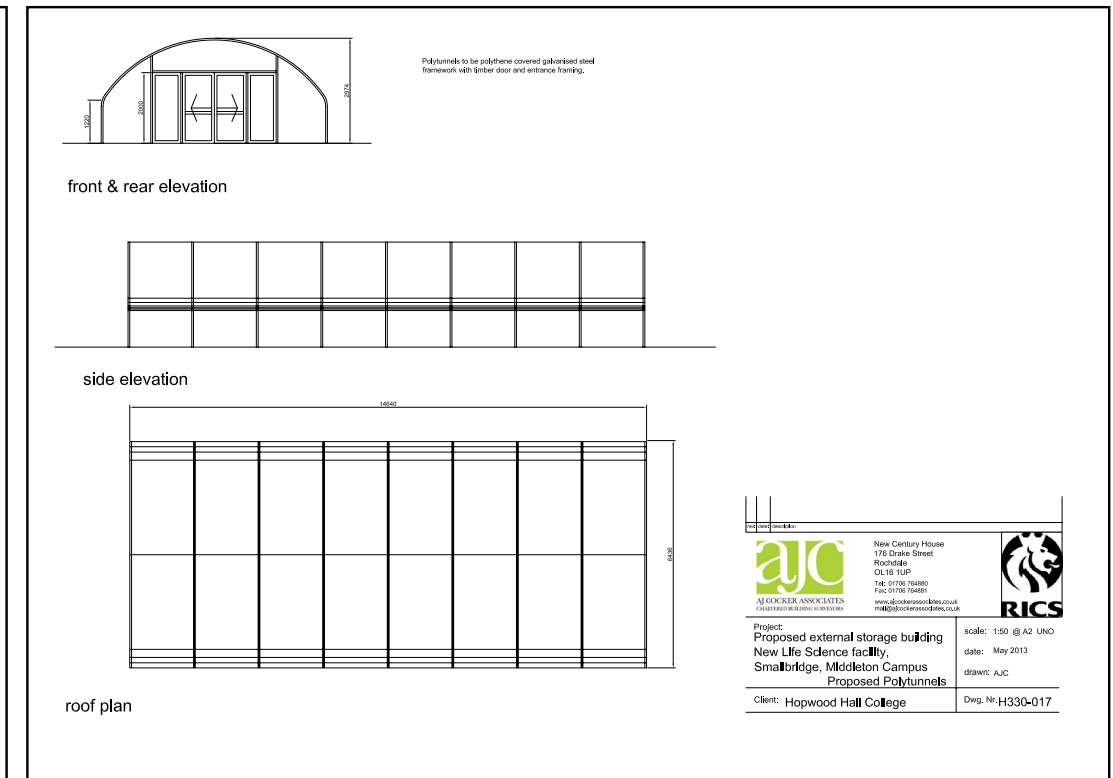
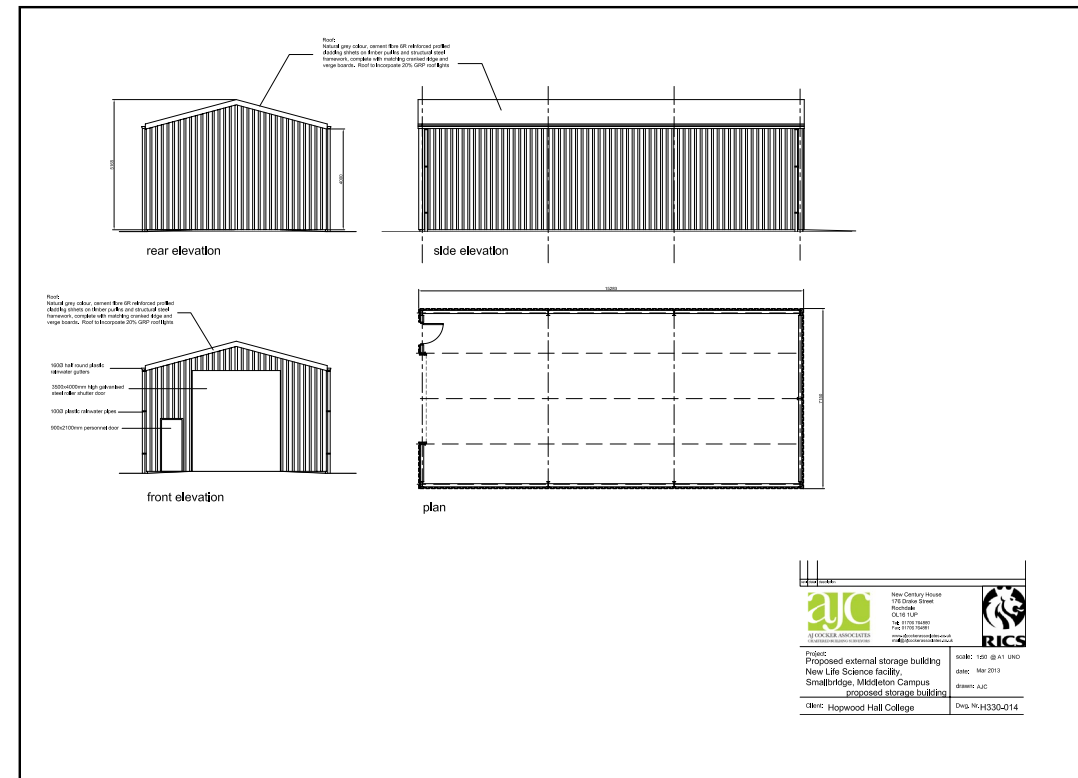
Existing Site Location Plan



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.



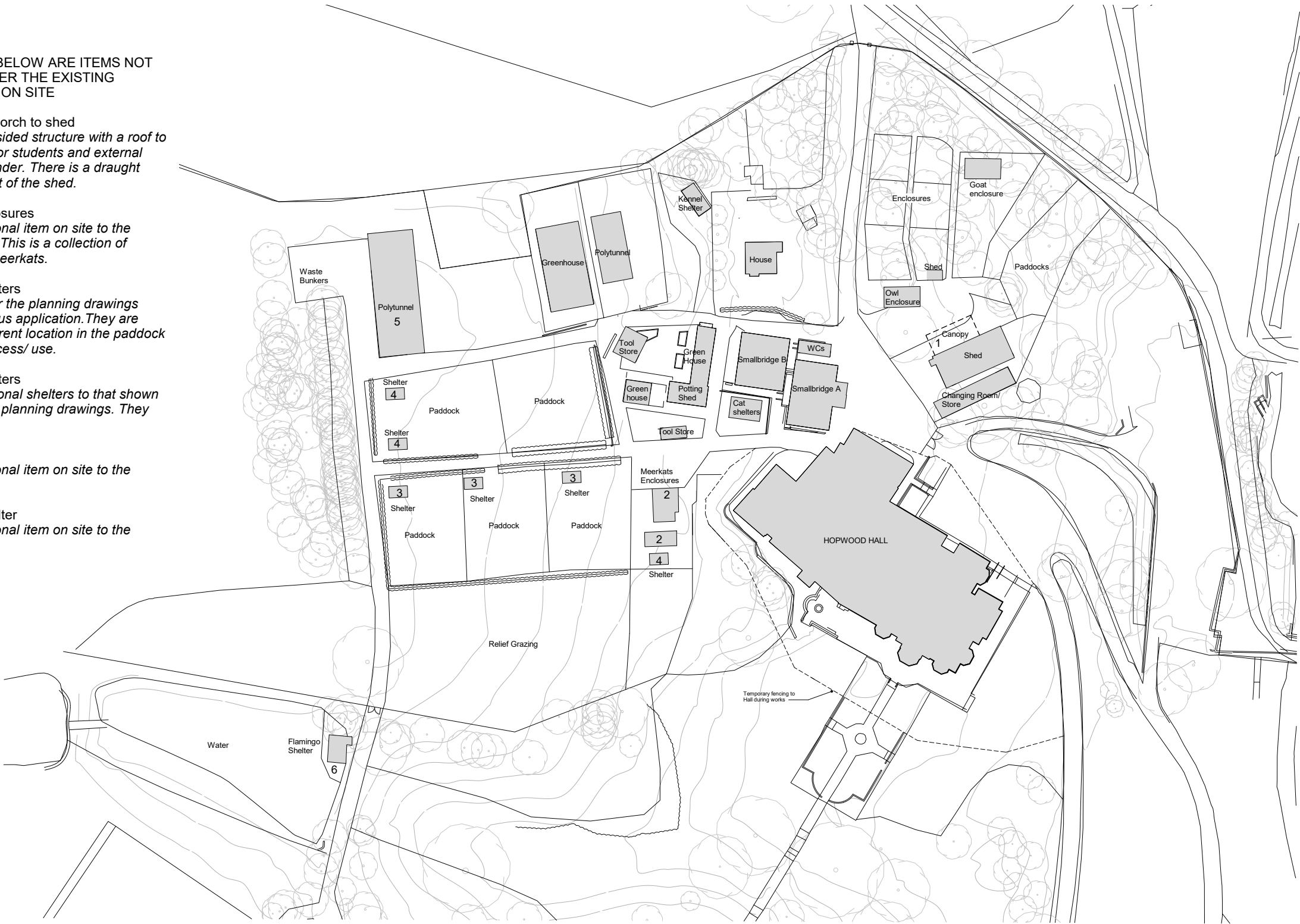
4.0 SITE DRAWINGS

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.



Existing Site Plan



4.0 SITE DRAWINGS

4.4 SITE PHOTOS

These photos cover the items 1-6 as noted as on site.



Item 1 - canopy and porch to shed



Item 2 - meerkat enclosures



Item 3 & 4 - paddock shelters



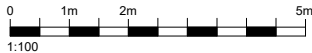
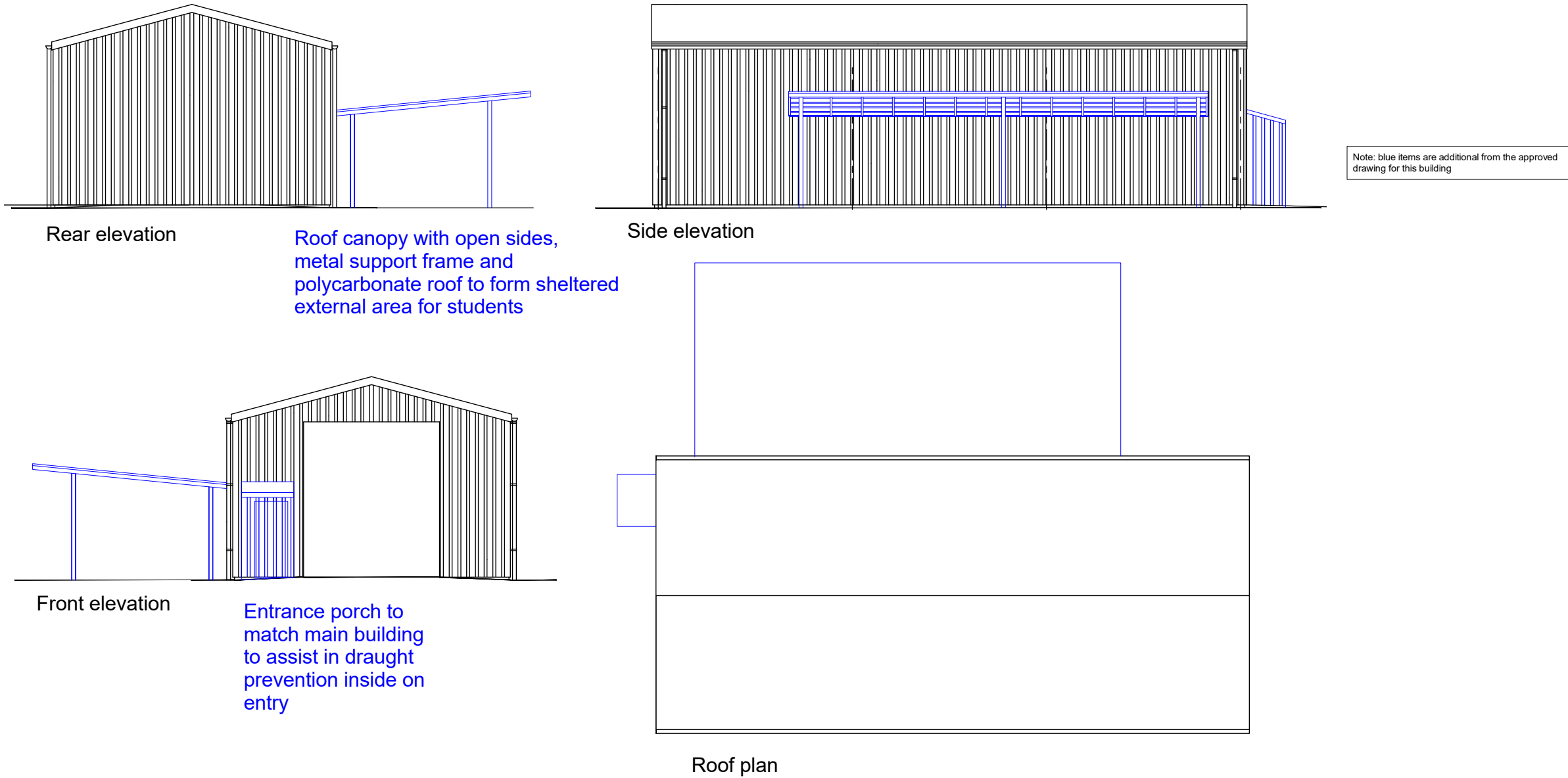
Item 5 - polytunnel



Item 6 - flamingo shelter

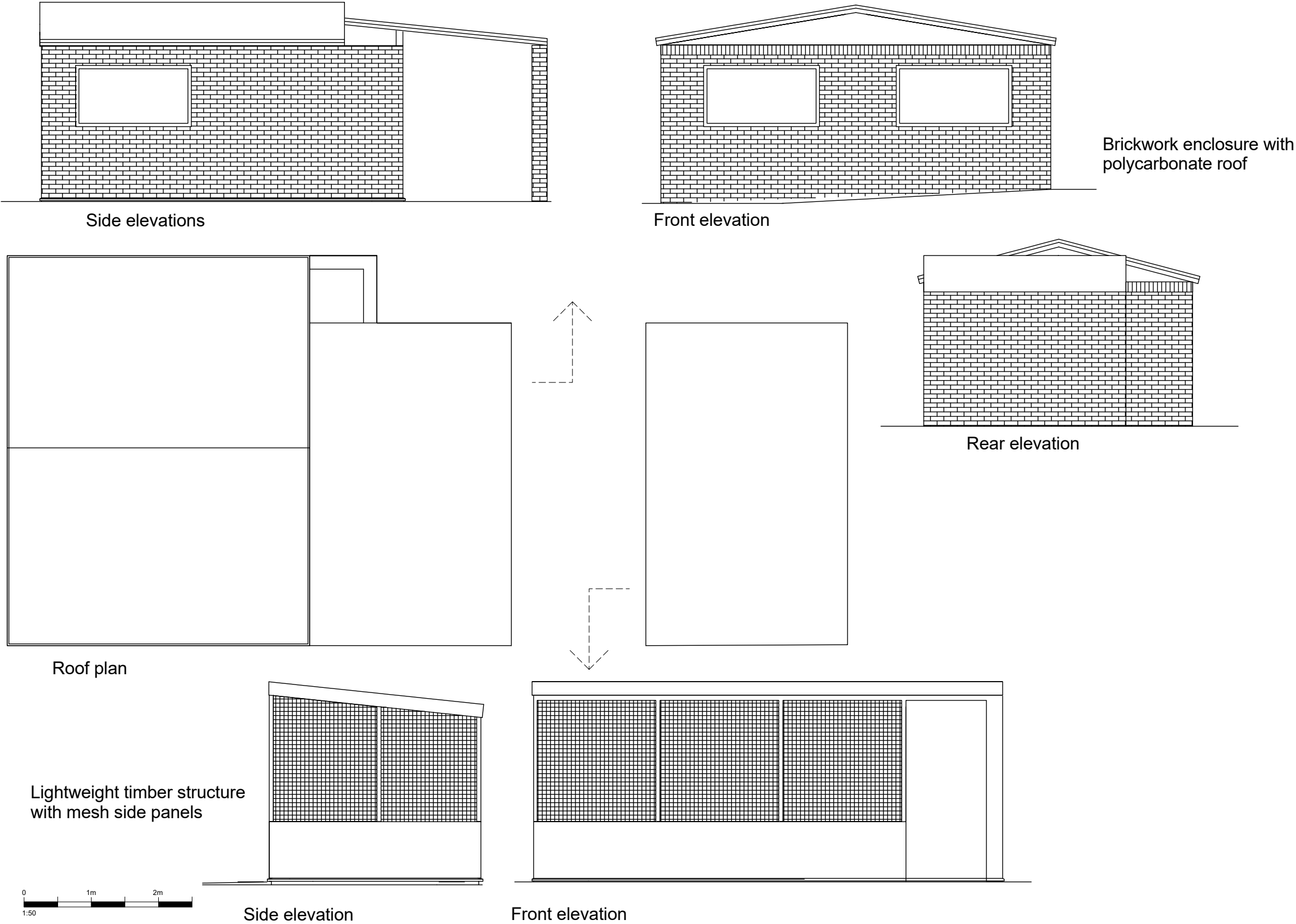
4.0 SITE DRAWINGS

4.5 ITEM 1 CANOPY PLANS AND ELEVATIONS



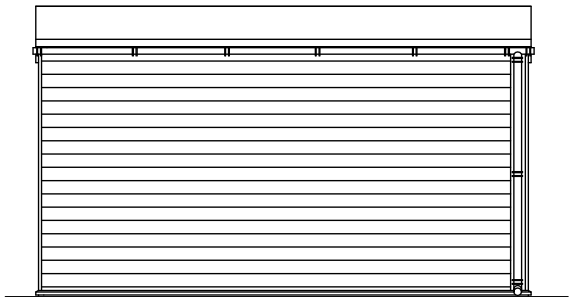
4.0 SITE DRAWINGS

4.6 ITEM 2 MEERKAT ENCLOSURE PLANS AND ELEVATIONS

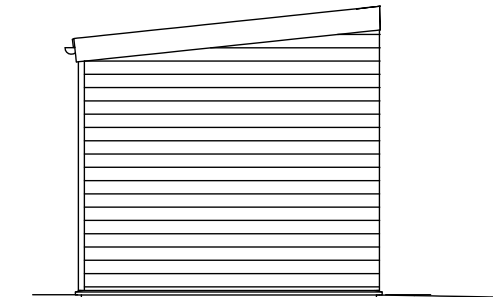


4.0 SITE DRAWINGS

4.7 ITEM 3 AND 4 PADDOCK SHELTERS PLANS AND

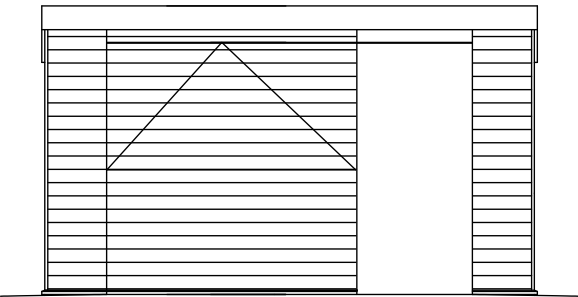


Rear elevation



Side elevation

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



Front elevation

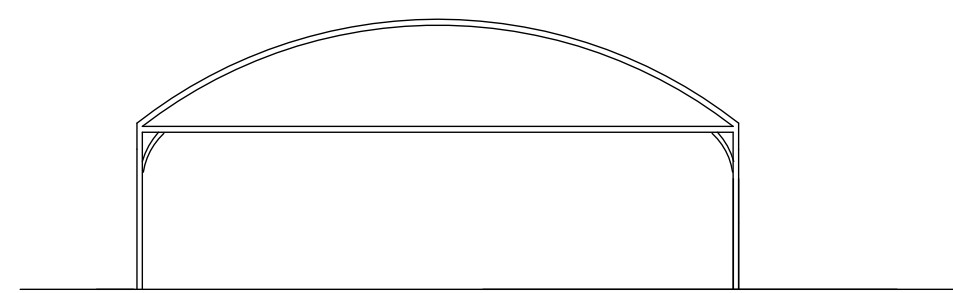


Plan



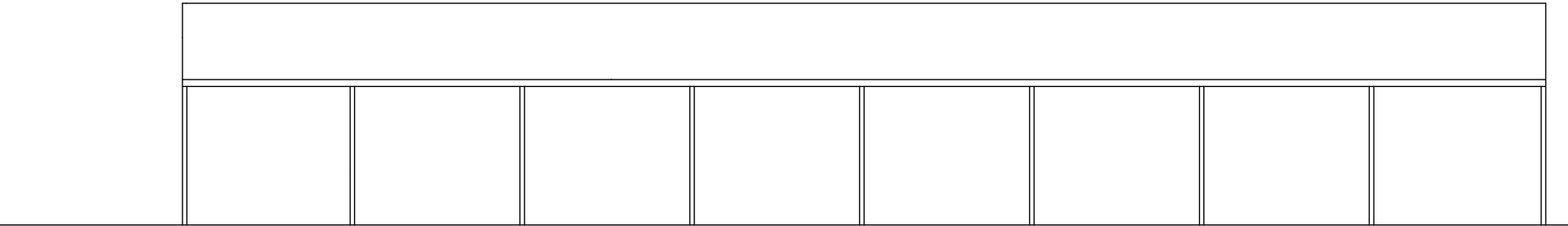
4.0 SITE DRAWINGS

4.8 ITEM 5 POLYTUNNEL PLANS AND ELEVATIONS

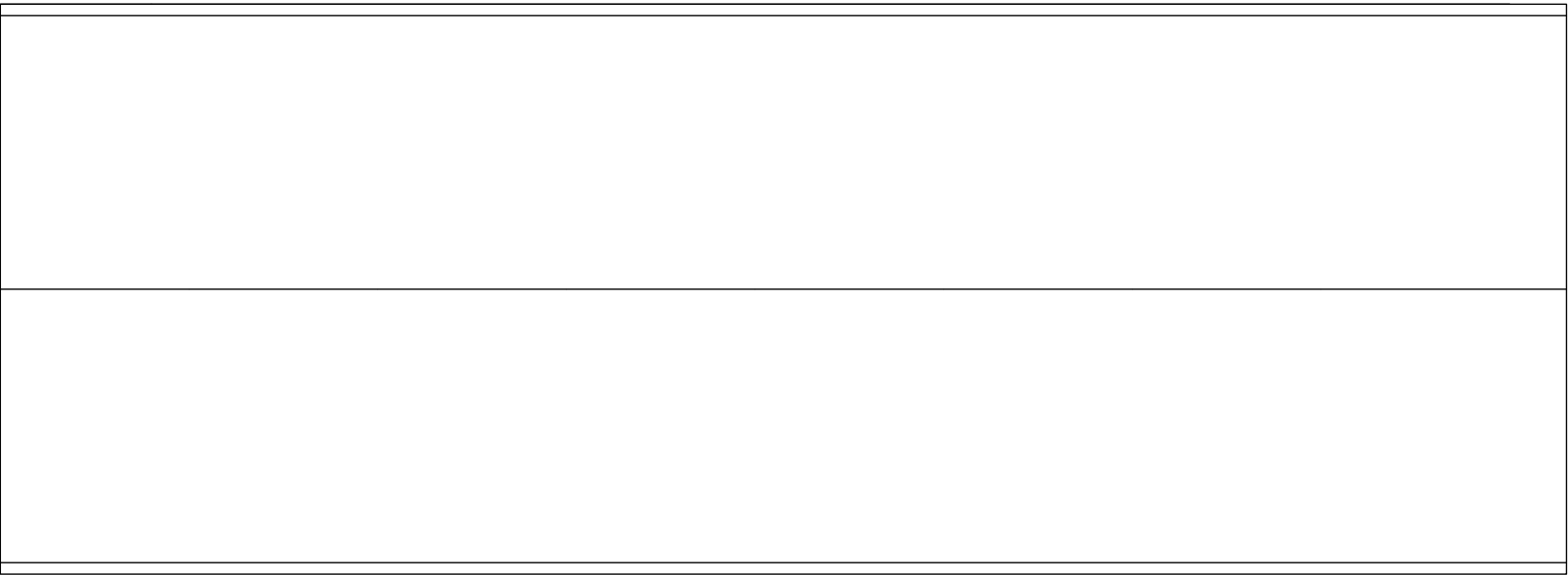


Galvanised steel framework with polythene covered roof.

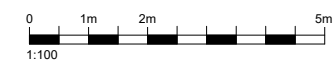
Front and rear elevation



Side elevation

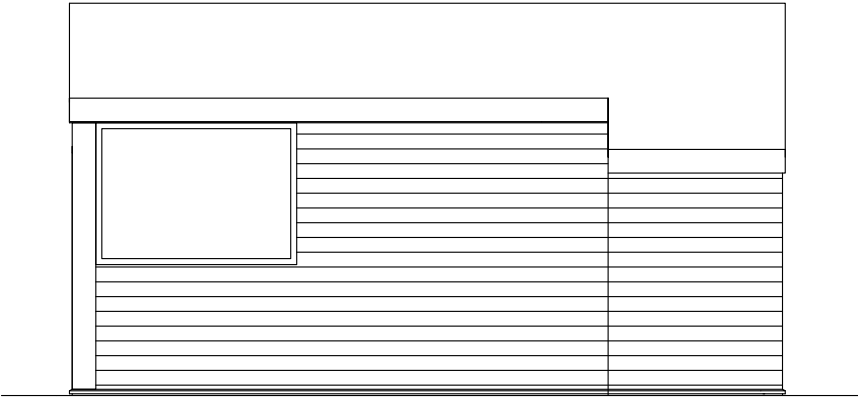


Roof plan

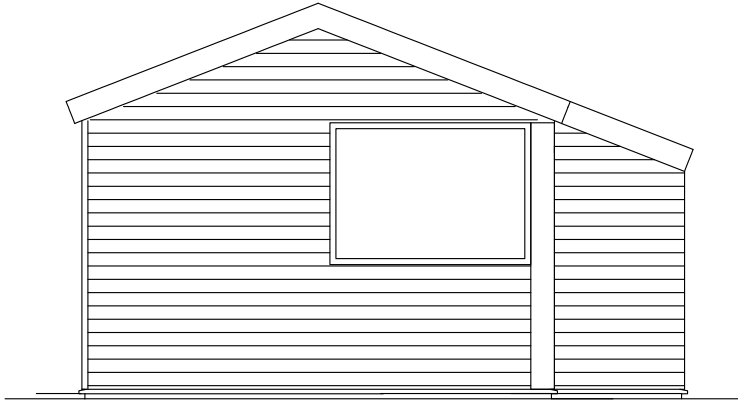


4.0 SITE DRAWINGS

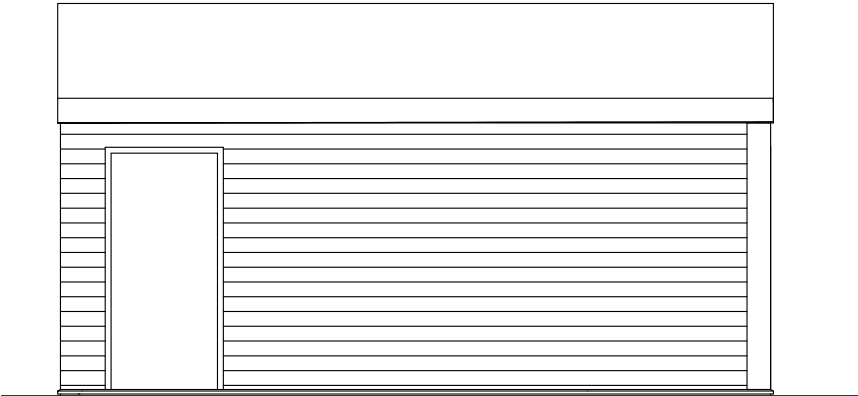
4.9 ITEM 6 FLAMINGO SHELTER PLANS AND ELEVATIONS



Front elevation

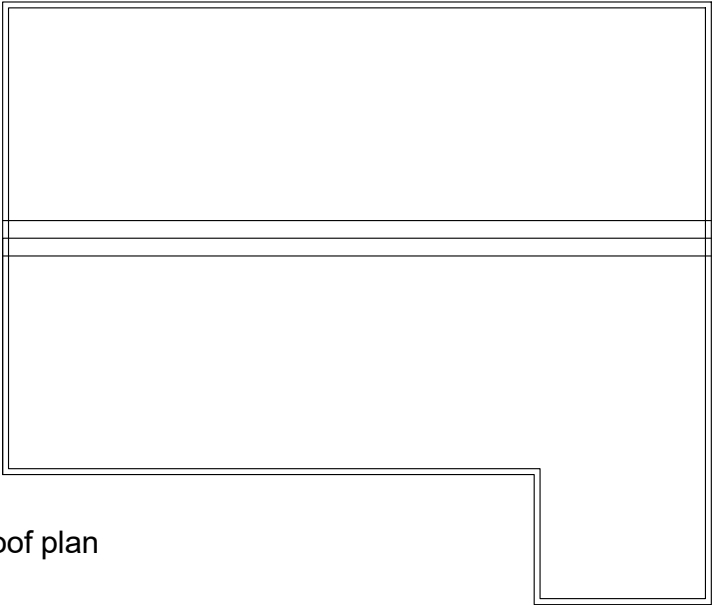


Side elevation

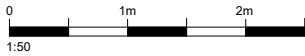


Rear elevation

Stained timber horizontal
treated s/w boarding



Roof plan



5.0 ACCESS AND PARKING

5.1 SUMMARY

The access and parking for both parts of the application utilise the existing on site parking and road network. Parking Assessments for the wider site have already included the student numbers associated to the Animal Management site capacity and provision on site as a whole suitable.

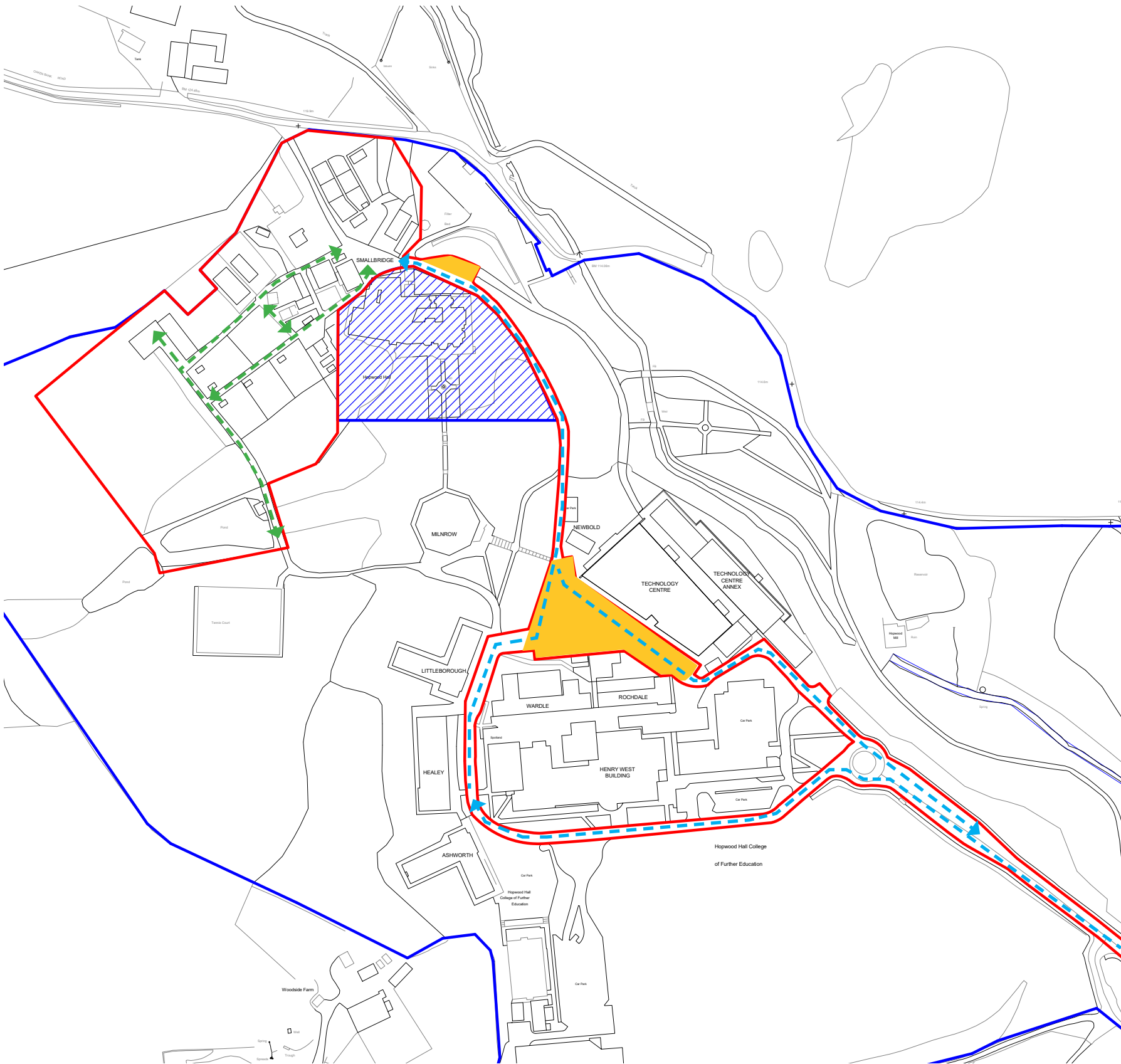
There is a nearby college car park as part of the main campus parking that can be utilised by people attending the Animal Management Site. In addition there are a bank of parking spaces outside the front gate of the site area.

There is a gated secure compound for the site but beyond 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 wouldnt vary.

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



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