APPLICATION NUMBER: 21/00379/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
21/00379/FUL	Mubeen Patel	25 May 2021

Address: St Cuthberts RC Business And Enterprise College, Shaw Road Rochdale OL16 4RX

Proposal: Erection of a single storey detached building to be used as SEND (Special Educational Needs & Disability) Unit along with associated covered walkway and new external double doors leading from the existing Caritas block

PUBLICITY	**Weekly list expired?**	Y	**Site notice expired?**	N/a
	Neighbour letters expired?	Y	**Press Notice expired?**	N/a

DELEGATION	**Significant departure from local plan?**	N	**Contrary to national policy?**	N
	Applicant a Council Member or officer?	N	**Contrary to previous decision?**	N
	Major with 10 or more objections and recommending approval?	N	**Called in or Planning Panel objection?**	N

COMMENTS	**Planning Panel comments received?**	N
	Neighbour comments received?	N

EIA	**Screening opinion completed and saved to Onbase?**	N/a

CONDITIONS	**Pre-commencement conditions proposed?**	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	APPROVE

CHECKED AND SIGNED OFF BY: AT **DATE: 27.05.2021**

SITE

This application relates to St Cuthberts RC Business and Enterprise College, which is a secondary school located within Rochdale. Vehicular and pedestrian access to the site is via Shaw Road with staff parking taken access taken off Oldham Road.

The site was originally built within the 1960s. Throughout 2014 and 2015, the site had significant refurbishment and extension works, which includes a new teaching block and new multi-use games area, alongside other works.

PROPOSAL

Permission is sought for the construction of a single storey building to the front of the school which would provide three teaching areas, toilets, offices and essential facilities for students with Special Educational Needs and Disability, along with associated covered walkway and new external double doors leading from the existing Caritas building. The proposed building would be positioned in front of the Caritas building and adjacent to the existing Chapel building to the south.

The building would be positioned over an existing grassed area and measure 16m x 21m whilst its height would be 4.3m with a sloping roof design. The covered walkway from the Caritas building would be of polyester powder coated steel canopy frame coloured Basalt Grey RAL 7012, the proposed double doors would also be of aluminium material and similar in colour. A new 2m high green mesh fence would also be erected along the staff car park boundary for safety, with an area of hardstanding and grass landscaping between the building and car parking area.

Details of materials of the building and boundary treatments have also been submitted as part of this proposal which include;

Walls
Clay Facing brickwork, as follows:
Type 1: Ibstock 'Anglican Buff Multi Rustic'
Type 2: Ibstock Atlas Smooth Blue

Roof
Kingspan KingZip Linea standing seam roof.
Colour: Merlin Grey RAL 180 40 05

Windows
Polyester powder coated aluminium windows.
Colour: Basalt Grey RAL 7012

Doors
Polyester powder coated aluminium doors.
Colour: Basalt Grey RAL 7012

Other Fascia and soffit boards
Polyester powder coated aluminium.
Colour: Basalt Grey RAL 7012

Boundary treatments
2m high 868 weldmesh fencing to adjacent area.
Colour: Green

The applicant has confirmed there would be no increase in the number of pupils at the school.

A Phase 1 Preliminary Risk Assessment has also been submitted as part of this application.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF – February 2019)

National Planning Practice Guidance (NPPG)

Core Strategy (CS):

C8	Improving community, sport, leisure and cultural facilities
C7	Delivering education facilities
DM1	General development requirements
P3	Improving design of new development
G6	Enhancing Green Infrastructure
G9	Reducing the impact of pollution

Saved Unitary Development Plan (UDP):

G/D/1	Defined Urban Area

RELEVANT SITE HISTORY

- 89/D23004 Alterations and extensions to school – Approved.
- 90/D25258 New chapel – Approved.
- 04/D43544 Construction of 18 space car park – Approved.
- 06/D46710 Erection of 2.8 metre high wall to extend existing bin store – Approved.
- 08/D50865 Construction of additional parking spaces – Approved.
- 09/D52023 Replace existing windows and panels to science block front elevation with double glazed windows and lower panels – Granted subject to conditions
- 10/D52862 Construction of overspill car park – Approved.
- 10/D53845 Outline application (means of access) for the redevelopment of the school including part demolition and external alterations – Approved.
- 12/D55484 Redevelopment of school including partial demolition and refurbishment of existing buildings and erection of new three storey building – Approved.
- 13/00729 Non materials amendment to planning permission 12/D55484 for installation of additional housing to roof-level ventilation equipment of new block, revisions to external appearance of refurbished building including alterations to fenestration on north facing elevation of building and westfacing elevation of outrigger on northeast corner, formation of level parapet to west facing elevation onto Oldham Road and removal of fire escape and access staircase to south facing elevation; and removal of freestanding canopy to central (external walking between new and refurbished buildings - Approved
- 13/00898 One internally illuminated totem sign, six non-illuminated, free standing directional signs and one school name sign in painted on supergraphics on REPRO elevation – Granted subject to conditions
- 14/00534 Non material amendment to planning permission 12/D55484 for the redevelopment of school including extension and renovation of existing buildings and external landscaping and works – Approved
- 14/00527 Three external canopies and two linked canopies to provide walkway between the new building and refurbished school including the

erection of a glazed teaching dome together with a replacement external stairway – Granted subject to conditions

- 14/01225 Non material amendment following planning permission 12/D55484 for the repositioning of a 2.1m high fence between the existing school and the new teaching block – Granted subject to conditions
- 14/01386 Installation of 8 roller shutters to north section of building (retrospective) – Granted subject to conditions
- 15/00490 Erection of single storey building to provide 4 additional classrooms – Granted subject to conditions
- 15/01388 Application for non-material amendment to planning permission 15/00046/FUL to allow the work to install the MUGA (Multi Use Games Area) facilities to be undertaken in phases – Withdrawn
- 15/01400 Erection of enclosed stand alone canopy; and erection of 2.1m high fencing to front of outdoor patio area at second floor level of existing school building – Granted subject to conditions
- 16/00009 Application for minor material amendment to planning application 15/00046/FUL to allow the phased implementation of the development, alterations to landscaping scheme and details of acoustic fencing – Granted subject to conditions
- 16/01490/FUL - Surfacing of sports activity area and formation of new vehicular access including the erection of 2m high perimeter security fencing and gates – Approved.

CONSULTATION RESPONSES

Early Help & Schools

The Schools Development and Organisation Team fully support the application of the SEND Unit at St Cuthberts RC Business And Enterprise College. The setting up of this unit supports the local authority in creating mainstream school environments that can support our SEN children in accessing suitable education provision. This is very welcome in this time of increasing shortage of funds within the SEN sector.

Highways –

We do not consider this to be an intensification of the sites use and we therefore have no objections to these proposals.

GMEU Trees

I would raise no objections to the above application on Arboriculture grounds.

Contamination Officer

The supplied report and recommendation for further work is acceptable, the following condition would still be applicable in case an investigation is required.

APAS CODE CW042
Site Investigation and Assessment
Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:

i) a survey of the extent, scale and nature of contamination
ii) an assessment of the potential risks to:
• human health,
• property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
• adjoining land,
• groundwaters and surface waters,
• ecological systems,
• archeological sites and ancient monuments;
iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

GM Fire Service

The above proposal should meet Requirement B5 of Approved Document B, Volume 2: Access and facilities for the fire service.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours, no observations have been received.

ANALYSIS

Principle of development

The application site is Defined Urban Area as allocated under the Rochdale Unitary Development Plan. As such policy G/D/1 is relevant to any applications on the site and this establishes that development should be located in the urban area so as to support urban regeneration and protect the countryside.

The proposed building would provide much needed space to the school which would clearly be of community value. Indeed, in order to achieve sustainable development paragraph 94 of the Framework gives great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

The weight attached to this need would significantly outweigh the loss of a small portion of private open space that is considered to have limited value. As such it is considered that, in this instance, the proposal would help meet other sustainability objectives and would therefore not conflict with the requirements of Saved UDP Policy G/1 or CS Policies C7 and C8 and G6. For the reasons above the principle of the development is considered to be acceptable.

Impact upon Neighbouring Uses

Policy DM1 of the emerging Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations

The revised NPPF advises that planning should ensure that developments create places with a high standard of amenity for existing and future users.

Given the degree of separation from neighbouring residential properties, it is not considered that the proposed building would have any undue impact on the

occupiers of surrounding properties by way of overbearing impact, overshadowing or loss of privacy. Furthermore, it is not considered that the noise generated from children using the building would be of such a substantial sound level as to be unduly intrusive and which would be significantly more than the existing school.

As such it is considered to comply with CS Policies DM1 and G9 which along with other considerations expects development proposals to not adversely affect the amenity of residents through visual intrusion, overbearing impact, overshadowing, loss of privacy or to lead to an unacceptable increase in noise.

Pollution - Contamination

Policy G9 of the Core Strategy requires that final development does not lead to an increase in pollution.

A Preliminary Risk Assessment Report has been submitted as part of this proposal which recommends a watching brief for unexpected contaminants during excavation, this is considered acceptable by the Council's Public Protection Officer in order to protect against contamination of the land or ground conditions. However, a condition should be attached to any approval for a verification report to be submitted to the Council confirming the contaminants found.

In light of the above, the proposal would not result in any harm to amenity or pollution factors and in this regard the application would accord with policies DM1 and G9 of the Core Strategy and the NPPF.

Visual Amenity

Policy P3 of the adopted Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the adopted Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations. The NPPF promotes high quality design.

The proposed building would be visible from the main highways of Oldham Road and Shaw Road as it would be positioned to the front of the school and from car parking areas, although considerably set back from these highways. The roof design of the school buildings are currently varied with pitched and flat roof designs. The proposed building would be constructed and finished in brick and would be of a contemporary style and design, in its position and by virtue of its quality design and proposed materials it would not considered to be out of character as part of a school building and is therefore considered acceptable. The proposed walkway and fencing including their materials are considered acceptable in their proposed positions providing a suitable access for the pupils to the building as well as for safety.

Given the details provided, the proposed building, walkway and fencing would appear of quality design and finish and would not result in a development that would appear out of character in the surrounding area which consists of a number of school buildings in the backdrop and vicinity, furthermore the size and scale of the proposal is considered to be appropriate.

In light of the above, the development is considered to be acceptable visually, according with Policies DM1 and P3 of the adopted CS, and the NPPF.

Ecology and Trees

Policy G7 (Increasing the value of biodiversity and geodiversity) states that the Council will ensure that features of biodiversity and geodiversity importance are given full and appropriate recognition and protection, and no development should result in a net loss of biodiversity or geodiversity interest.

Policy G6 of the Core Strategy states that we will expect development proposals and other proposals affecting green infrastructure to avoid the loss of existing urban greenspace or features e.g. trees

During the officers site visit there were no trees on the site where the proposed building is to be erected. GMEU have been consulted as part of this application and have raised no objections to the application on Arboriculture grounds.

Highways & Parking

Policy T2 of the adopted Core Strategy relates to accessibility and Policy DM1 requires all developments to provide satisfactory vehicular access with adequate parking and manoeuvring arrangements provided.

Further information has been provided by the school which details that they would not be expecting additional pupils or teachers at the school, as such there would be no increased on-site footfall by the proposed development and therefore no extra car-parking spaces are necessary by virtue of the proposed development. The school as existing offers a special needs service for current pupils and they would be moving into this new building.

As such, whilst the building would provide additional space for the school, it is not proposed to increase the number of pupils or the number of teachers. The Councils highway officer has been consulted and states that they do not consider the proposal to lead to an intensification of the sites use and therefore raise no objections to the proposals.

Therefore, the proposed building would not change the existing parking and accessibility arrangements at the site and would be acceptable in accordance with policies T2 and DM1 of the adopted Core Strategy.

RECOMMENDATION – Grant with Conditions

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2 This permission relates to the following plans and details:-

2011-04-PL01: Site Location Plan Rev A
2011-04-PL02: Existing Site Plan
2011-04-PL03: Proposed Site Plan
2011-04-PL04: Proposed Layout Plan (SEND Unit) Rev A
2011-04-PL05: Proposed Elevations (SEND Unit) Rev B
2011-04-PL06: Proposed Roof Plan (SEND Unit) Rev A
2011-04-PL07: Existing Floor Plan & Elevation (Caritas Block)
2011-04-PL08: Proposed Floor Plan & Elevation (Caritas Block)
Data sheets on Proposed External Brickwork x 2
Data sheet on Boundary Treatment
Application Form

and the development shall be carried out in complete accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3 The development shall be carried out in complete accordance with the submitted contamination report by 'LK Group', referenced 'LKC 20 1981', dated January 2021 and titled 'Phase 1: Preliminary Risk Assessment'. For the avoidance of doubt, a watching brief for contamination shall be maintained when carrying out the approved development. If during any works on site contamination is suspected or found or contamination is caused, the Local Planning Authority shall be notified immediately. The development shall thereafter be carried out in full accordance with a duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies DM1 and G9 of the Core Strategy and the NPPF.

4 Notwithstanding any detail shown on the submitted plans or provided with the application submission, the fencing hereby approved shall be colour treated green upon installation and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Notes for Applicant

Report Author Mubeen Patel