

# APPLICATION REPORT - PA/343874/19

Planning Committee, 28 January, 2020

**Registration Date:** 06/09/2019  
**Ward:** Chadderton North

**Application Reference:** PA/343874/19  
**Type of Application:** Full Planning Permission

**Proposal:** 1. Single storey changing facility and classroom block. 2. Three storey science block. 3. Third floor addition to roof of main school building to form library. 4. Extension to car park at rear of school.

**Location:** North Chadderton High School, Chadderton Hall Road, Chadderton, OL9 0BN

**Case Officer:** Osian Perks

**Applicant Agent :** Oldham Council  
Unity Partnership

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## THE SITE

This application relates to North Chadderton High School, a large high school fronting Chadderton Hall Road. To the rear and west side, the site abuts residential development. The school consists of a large, irregularly shaped school building to the front of the site and a single storey building, significantly smaller in size to the rear of the site.

Car parks are located to the front and rear of the site, accessible from entrances to the on Chadderton Hall Road and Cathedral Road. Playing fields and artificial grass sports courts are located to the east of the main school building.

## THE PROPOSAL

Planning permission is sought for the following:

- The erection of a three storey science block to the rear of the school built in a combination of brick and cladding with two classrooms at each level.
- The extension of the car park to the rear of the school, including the relocation of existing lighting columns.
- The creation of a new detached changing facility/toilets to the front of the artificial grass pitches.
- An extension at third floor level to the main school building to create a new library. This would positioned close to the centre of the main school building

## RELEVANT PLANNING HISTORY

The site has been subject to a number of previous applications, including a comprehensive redevelopment of the school in the last 10 years (PA/055826/08 and PA/058622/10) and provision of a 3G all-weather sports pitch (PA/332609/12).

## RELEVANT PLANNING POLICY

The 'development plan' is the Joint Development plan Document which forms part of the Local Development Framework for Oldham (DPD). The application site is unallocated by the plan.

The following DPD policies are relevant:

Policy 2 - Communities  
Policy 9 - Local Environment  
Policy 20 - Design  
Policy 21 - Protecting Natural Environmental Assets

Saved UDP Policy D1.5 - Protection of Trees on Development Sites

## REPRESENTATIONS

The application has been publicised by site notice and letters to the occupiers of neighbouring properties.

One representation has been received raising concern regarding illegal parking on Kiln Hill Lane, Chadderton Hall Road and Kiln Hill Close, blocking bus stops, driveways, pavements and affecting traffic flows, and cars of parents and guardians left running.

## CONSULTATIONS

Highway Engineer	No objections subject to conditions
Environmental Health	No objections subject to conditions regarding contaminated land investigation and at least one electrical vehicle charge point.
Coal Authority	No objections
Natural England	No objections.
Greater Manchester Ecology Unit	No objections subject to landscaping conditions.
Greater Manchester Police	No objections subject to conditions relating to the Crime Impact Statement
Architectural Liaison Unit	Impact Statement
Tree Officer	No objections subject to conditions
Street Lighting	No objections
Drainage	No objections
United Utilities	No comments received
Transport for Greater Manchester	Conditions suggested.
Cadent Gas	No objections
Sport England	No objections subject to community use agreement condition being attached to any subsequent approval.

## PLANNING CONSIDERATIONS

Main issues to consider are:

Principle of Development  
Residential Amenity  
Visual Amenity  
Drainage  
Trees and Ecology  
Transport and highways  
Land Contamination/Stability

### Principle of Development

DPD Policy 2 stipulates that the council will support the development and improvement of educational facilities that benefit the borough's population. The development will ensure that the currently over-subscribed school can adequately accommodate the current and anticipated student cohort. As such, it is considered that the proposed development would accord with the aims of Policy 2 and is acceptable in principle.

Paragraph 92 of the NPPF seeks to ensure the provision of social, recreational and cultural facilities and services (such as sport facilities) as shared spaces of benefit to local community. The creation of the changing facility provides an opportunity to create an

inclusive community facility in accordance with this aspiration. Through the application of a condition recommended by Sport England requiring a community agreement requiring details of community use it is considered that the aim set out in paragraph 92 can be achieved.

### **Residential Amenity**

By virtue of their size and siting in relation to the existing school and the distance of separation between them and nearby residential properties, the erection of the proposed three storey science block and library extension would not result in an unacceptable loss of light or privacy to, or have an oppressive impact upon, the occupants of nearby residential properties.

The extension of the car park to the rear of the school site would result in more vehicles manoeuvring within close proximity to the boundary with the properties fronting Cathedral Road and Coventry Grove. Given the likely hours of use, similar to the opening hours of the school and the likely intensity of use, peaking around school starting and finishing times, it is not considered that the noise impact of this element of the development would be so severe as to have an unacceptable adverse impact upon nearby residents.

Whilst lighting would be visible from neighbouring residential properties, the Council's Lighting Engineer considers that the light spillage would not be substantial enough as to have a significant adverse impact upon residents.

Similarly, the distance of separation between the proposed changing facility and nearby residential properties would not result in an unacceptable loss of light or privacy to, or have an oppressive impact upon, the occupants of nearby residential properties. Whilst there is likely to be some noise associated with its use, such as congregation outside before PE classes, this is associated with the use of the existing artificial pitch and would be unlikely to cause significant additional levels of disturbance.

It is considered therefore that the proposed development would accord with the residential amenity aims of Policy 9.

### **Visual Amenity**

The designs of the proposed science block and library extension are sympathetic to the design of the main school building. The proposed use of brick and cladding is reflective of the school's existing material palette. As an addition to a school building which is of a considerable size, the proposed extensions would not appear unduly prominent or dominant.

The extension of the car park to the rear of the school and the relocation of existing flood lights would not appear out of character in the school setting and would not, by virtue of their size, have a detrimental impact upon the character of the wider area.

The large glazed portion of the south elevation and palette of materials, similar to those of the existing school, ensures that the proposed changing facility appears sympathetic in appearance to the main school building. By virtue of its height and overall size, it would appear clearly subservient to the main school building.

It is therefore considered that the proposal would accord with the visual amenity aims of DPD Policies 9 and 20.

### **Drainage**

As indicated in the consultee response from the Council's drainage team, the proposed method of drainage would be adequate for the proposed development without adversely impacting upon the existing drainage network or surrounding area.

### **Trees and Ecology**

To ensure that trees close to the development sites are adequately protected during the construction phase an arboricultural impact assessment and method statement are required before the commencement of development.

The Greater Manchester Ecology Unit indicates that there is limited scope for biodiversity benefits. However there may be scope for small biodiversity gains through the introduction of flowering/ or fruiting plant species which will attract insect pollinators. A landscaping condition requiring details of these is recommended.

### **Transport and Highways**

A transport statement has been submitted which indicates the additional impact of the development upon the transport network.

Additional pupils travelling to and from the school can put additional strain on the highway network and increase demand for on-street parking nearby. As stipulated in the response from TfGM it is considered that a travel plan should be submitted. Along with this, it is advised measures to ensure the school is accessible via sustainable methods of transport are incorporated in the scheme including the introduction of cycle storage facilities to ensure compliance with Policy 5.

The Environmental Health Officer has indicated that an electric vehicle fast charge should be installed and a condition requiring this has been recommended to encourage this use of transport which has less of an impact upon air quality than traditional vehicles.

### **Land Contamination/Stability**

Whilst it has been indicated within the Coal Authority consultee response that a coal seam is present beneath the southern part of the site, it is also indicated this is at a depth of which is unlikely to impact surface stability.

Within the comments received from the Environmental Health Officer, it is recommended that a condition is attached to any subsequent approval, requiring site investigation to be carried out on site to identify the extent of land contamination on site and remedial measures where appropriate in order to protect public safety and the environment. Such a condition is recommended in accordance with Policy 9..

## **CONCLUSION**

The proposed development would be acceptable in principle, appear acceptable within its setting and would not have a significant adverse impact upon the amenities of the occupants of nearby residential properties. Transport and Highway impacts can be adequately mitigated through the creation of a travel plan and other identified issues can be mitigated through the application of conditions given below. As such the proposal is recommended for approval in accordance with Policy D1.5

## **RECOMMENDATION**

It is recommended that the application should be approved subject to the following conditions:

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

Reason - To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications dated 07/11/2019 which are referenced as:

NCS-KBS-01-RF-DR-A-1205,  
NCS-KBS-01-00-DR-A-9102 Revision P02,  
NCS-KBS-01-00-DR-A-1202 Revision P02,  
NCS-KBS-01-ZZ-DR-A-1350 Revision P02,  
NCS-KBS-03-00-DR-A-1200 Revision P02,  
NCS-KBS-03-RF-DR-A-1201 Revision P02,  
NCS-KBS-03-ZZ-DR-A-1352 Revision P02,  
NCS-KBS-03-00-DR-A-9101 Revision P02,  
NCS-KBS-02-ZZ-DR-A-1351 Revision P02,  
23407-KBS-04 -ZZ-DR-A-9103 Revision P03,  
23407-KBS-ZZ-ZZ-DR-A-1401 Revision P02,  
23407-KBS-ZZ-ZZ-DR-A-1053 Revision P02,  
23407-KBS-ZZ-ZZ-DR-A-1051 Revision P02,  
NCS-KBS-01-02-DR-A-1204 Revision P02.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

3. No development comprising the erection of any external walls shall take place until a specification for the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

Reason - To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to Policy 20 of the Oldham Local Plan.

4. No development comprising the construction of any building shall take place until full details of both hard and soft landscape works with an associated implementation plan, have been submitted to and approved in writing by the Local Planning Authority. The hard landscape details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials and street furniture, where relevant. The soft landscaping works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants and trees, noting species, plant/tree sizes and proposed numbers/densities and the implementation programme.

All planting shall be implemented in accordance with the approved details in the first available planting season following the completion of the development, or such longer period which has previously been approved in writing by the Local Planning Authority, and shall be maintained for a period of 5 years from the agreed date of planting. Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size.

Reason – Prior approval of such details is necessary as the site may contain features which require incorporation into the approved development, and to ensure that the development site is landscaped to an acceptable standard having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.

5. Prior to the commencement of any part of the development hereby approved, including site clearance, excavation or construction works or the entry of vehicles or plant into the site, all existing retained trees and hedges on and adjacent to the site, other than those indicated for removal on the approved plans, shall be physically protected from damage by plant, equipment, vehicles, excavation, deposit of excavated material and any other cause. This shall be achieved by the erection of

2.3 m high fencing using vertical and horizontal scaffolding poles, or other stout fencing to Local Authority approval with the uprights driven well into the ground, erected in accordance with BS5837:2005, outside the canopy. The fencing shall be maintained for the duration of the development operations and no operations or storage whatsoever shall take place within the fenced protection areas.

Reason - Prior approval of such details is necessary to protect existing trees and hedges having regard to saved Policy D1.5 of the Unitary Development Plan.

6. The use of the building hereby approved shall not commence until a scheme for the provision of secure cycle parking has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the local planning authority. The approved facility shall remain available for users of the development thereafter.

Reason – In order to promote sustainable means of travel having regard to Policies 5 and 9 of the Oldham Local Plan.

7. Prior to the occupation of the development, details of a School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall show measures to reduce the need to travel to and from the site by private transport and the timing of such measures. Within six months of the occupation of the development the plan shall be implemented in accordance with the details as approved.

Reason- To ensure that the development accords with the sustainable transport aims of policy 5 of the Oldham Local Plan.

8. No development shall commence until a site investigation and assessment to identify the extent of land contamination has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

Reason - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and in order to protect public safety having regard to Policy 9 of the Oldham Local Plan.

9. Prior to first use of the changing rooms a community use agreement should be submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the changing rooms and any other sports facilities intended for community use that the changing rooms will support, and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason - To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Local Plan Policy 2 and section 8 of the NPPF.

10. Prior to the first occupation of the three storey extension hereby approved, a scheme for the provision of an electric vehicle fast charging facility shall be installed in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority.

Reason - To encourage the use of electrical vehicles which benefit local air quality in accordance with DPD Strategic Objective 1 and Policy 5 stress a need to consider

environmental concerns and local air quality.







