

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
115685/FO/2017	21st Mar 2017	27th Apr 2017	Bradford Ward

**Proposal** Change of use of former school (Class D1) to a mixed use facility involving: the formation of artists studios, exhibition and performance space, dance studios and creative workshops following the partitioning of internal rooms (Sui Generis use); laying out of external car parking area and retained residential use of former caretakers house (Class C3)

**Location** Former School Buildings, Barrass Street, Manchester, M11 1WP

**Applicant** Mr Martin Nash , Rogue Artists Studios, 72 Chapeltown Street, Crusader Mill, Manchester, M1 2WH,

**Agent** Mr Stephen Leighton, Leighton Architects, 21 Chandos Road, Manchester, M21 0SS,

## **Description**

Members of the Committee are advised that the City Council has an interest in the application has land owner. However, the Committee must disregard this interest and discharge its duty as Local Planning Authority only.

This planning application relates to the buildings comprising the former Varna Street School buildings and caretaker's house. The application site has a Grade II listing. The buildings are currently vacant following the relocation of staff and pupils to a new school. The buildings were also temporarily occupied by Rodney House special needs school; a facility that subsequently moved to an alternative site.

The application buildings are currently owned by the City Council but are to be transferred to the applicants, an artists' co-operative known as Rogue Artists, subject to the granting of planning and listed building consent (which has been considered under application ref: 115686/LO/2017 and included within this agenda). Rogue Artists are seeking to relocate to the application buildings as their lease within Crusader Mill is to imminently expire. The initial occupation would therefore be focussed around the relocation of existing artists.

The area surrounding the application site is predominantly residential and mainly comprises of semi-detached houses with front and rear gardens. The nearest housing located to the north of the site at 33 to 49 Paprika Close share a boundary with the former school site with the closest house (33 Paprika Close) being located 14 metres from the school building. The former caretaker's house abuts the garden area to 24 Varna Street and is located in the north-east corner of the site. Gorton Station and an operational railway line are located to the south of the site. A band of open space and a public footpath are situated to the west. Vehicular and pedestrian access to the site is gained via a gated entrance situated between the side elevation of the caretaker's house and the infant school block.

The application site comprises of:

- i. The planning application site comprises of a former single storey infant school with an eastern frontage presented directly to Barrass Street with a link to the adjoining main school building. The building has grey slate roofscape with pitched roof hips and intersecting valleys responding to the compositions of the orange/red brick elevations. The elevations are defined by distinctive rectangular sash windows set within stone cills and lintels. The windows in the building are predominantly original with white painted timber frames, although some uPVC replacements have been introduced. The northern southern elevations return to form a courtyard to the west of the building;
- ii. The western elevation of the infant school adjoins the main (junior) school buildings via a glazed link. The main school building has essentially a rectangular configuration running from east to west and is set away from the north, west and southern site boundaries by the configuration of car parking and play areas. The main school has 3 storeys and a partially exposed basement. The elevations consist of orange /red brick with a predominant composition of rectangular sash windows set within stone cills and lintels. Again original white painted timber window frames remain in situ but with incidences of uPVC replacement windows. The elevations are composed of rectangular sections with the central section of the north and south elevations being heavily recessed. The rear (southern) elevation comprises of the 3 sections with the central with the central section rising to a pike with a distinctive circular window at second floor level of the supporting elevation;
- iii. Internally, the infant school has entrances to the northern and southern elevations at each end of a rectangular assembly hall with distinctive timber vaulted ceilings and stain glass windows. Classrooms, WCs and ancillary room are set around the hall;
- iv. The interior of the main building comprises of assembly halls/ wide central corridors at 1st, 2nd and 3rd floors. These shared spaces have classrooms and ancillary rooms positioned to each side, which are demarcated by timber and glazed partitioned walls. Within many of these classrooms may of the original sling partition walls have been retained. The respective floors are linked by staircases at each end of the building (asset and west);
- v. The internal configuration of the building has a relatively simple form and many of its original features have been retained. However, its appearance has been affected by the introduction of electrical and IT cabling, formation of suspended ceilings and installation of internal storage units. The basement areas reflect the original configuration and use for storage and the location of plant and equipment;
- vi. Whilst the school buildings are substantially in tact some vandalism has occurred resulting in the occurrence of broken windows. It is also understood that maintenance works have been necessary to the roof to arrest water ingress into the building, which has resulted in damage affecting ceilings, plasterworks and timber panel floors. This has particularly affected the second floor of the main building, which would require more significant refurbishment prior to its future occupation. Cold weather following discontinuance of occupation has resulted in movement, warping and uplift of some of the original timber panel floors within the main building;

vii. In addition to car parking the external areas also include a detached prefabricated garage and metal framed play equipment.

The implementation of the proposed uses would be undertaken on a phased basis. Phase 1 would relate to the initial occupation of the building by existing artists currently located within Crusader Mill. Subsequent phases of the development would lead to the introduction of other art and performance activities subject to the undertaking of noise assessments and managements plans.

The proposed works to the building would comprise of:

- i. Replacement of broken windows panes and necessary works to existing frames;
- ii. Repair and reinstatement of displaced timber floor panels;
- iii. Construction of partitions to form cellular artists' studios;
- iv. Application of treatments to the exposed iron framed structure to provide enhanced for protection.

Internally, the building has limited architectural features. However, as far as possible, the applicant proposes to work closely within the configuration of existing space, which is characterised by wood and glazed partitions and sliding partitions between classrooms. Where partitioning is proposed it would comprise of stud partitioning rising 2.4 metres from floor level and affixed respective to the face of internal walls and partitioning (with cut away sections to avoid impacting upon original features). A maximum of 79 artist studios would be formed within former classrooms with the corridors and assembly halls retained as shared spaces. A small group of artists undertaking larger sculptural work would be located in the basement area. Repairs to the floor would involve the removal of raised floorboards and their re-setting and making good. Future refurbishment phases may involve to the removal of section of existing suspended ceilings. It is proposed that public exhibition space would be concentrated within the hall to the former infant school.

Externally, the building would be maintained as existing apart from any required weather proofing that may emerge. The existing hard-surfaced playground would be retained as existing and used as car parking for 83 cars and servicing.

As stated the impact of the proposed works to the listed building are specifically considered with the accompanying listed building application ref:115686/LO/2017. The planning and listed building consent application were advertised in the Manchester Evening News 28 March 2017 with the related press notice expiring on 18 April 2017. The proposals were also advertised through a site notice, which was posted 4 April 2017 and expired on 25 April 2017. The proposals were also subject to the appropriate neighbour and statutory consultation.

## **Consultations**

Local Residents - Two letters of support with some concerns have been received and two further letters of objection (and an email from the same objector) have also been received. The comments are summarised below:

- i. The proposed new use of the old Varna Street school seems appropriate (artists' studios) and is welcome by one resident.
- ii. However, concerns have been expressed regarding the generation of traffic and the potential for congestion in nearby residential streets and the potential for the deterioration in road surfaces through increased traffic movement. It is considered that the applicants should be allowed to make full use of the play areas should additional car parking be required;
- iii. A resident maintains that, while still an active school, there were two peak times for traffic, vehicle and pedestrian, during the day, and then only Monday to Friday during term times. The overall impact of the traffic generated by the school was minimal and of very short duration, but given the width and layout of the roads around the school buildings could and did cause some congestion and parking/access issues for residents. The applicants would want to use the former school buildings seven days per week throughout the year, and at all hours of the day and night. Given the type of the events, and times they occur at as currently held at the applicants existing premises in Crusader Mill, this will lead to greatly increased vehicle and pedestrian traffic, congestion, parking issues, noise and disturbance, and all in a residential area where young children live and play.
- iv. It is considered that the related volume of people and traffic in the area around the former school buildings would be unsustainable, would create huge problems for residents and potentially increase road hazards for the residents' children. The streets around the former school buildings are relatively narrow, with poor on-street parking facilities. The risk to residents, and young children in particular of accidents from this level of traffic and activity would be greatly increased, and this is only one event.
- v. It is considered that the roads surrounding the application site are not designed nor laid out to accommodate this greatly increased level of traffic and activity. There would be a danger of accidents and of confrontation between visitors and residents over parking. On these grounds, the planning application should be refused.
- vi. There is also concern that the development would result in noise disturbance, particularly with regard loud music, which would have a particular impact due the close proximity to neighbouring housing. These concerns are related to the day to day use of the premises by artists but also disturbance from the undertaking of dance, music and 'one-off' events. Reassurances are sought with regard to the potential licensing of events and controls over hours of opening to the public;
- vii. Other objections relate to the nature of some of the proposed activity, particularly performance, dance and events, will inevitably cause undue noise disturbance. As the building is not sound proofed or double glazed, the resulting impact would be harmful to the residents immediately adjacent to the application site. There is concern that potentially noisy activity will occur at times when residents could reasonably expect to experience low noise levels thereby exacerbating the intensity of the resulting disturbance and nuisance;

viii. One objection has made reference to information contained with Rogue Artist's current website, that detail film screenings, events and performances. The commencement of these events at weekends with a commencement time of 8.00 pm would introduce uncharacteristic activity and disturbance that would adversely affect residential amenity and the health and wellbeing of the residents. Given the very close proximity of residential housing to the buildings, it is our contention and submission that the former school buildings are neither suitable nor adaptable for live music, cinema screenings or performance use and it is that this planning application should be refused. To demonstrate the potential impact a schedule of events and exhibitions has been submitted with the time and duration of their undertaking.

ix. One objector maintains that the previous school use generated noise during playtimes. However, the school was only open for a short period during the day, Monday to Friday and never at weekends or during school holidays. Most residents, but not all, were out at work during the school open times, and so remained unaffected by noise from the playground. Based on the detail and information taken from the applicant's website, the site would be 'open all day, every day and through until very late in the evening.' Noise levels would be increased from the dance classes and dance studio, the cinema screenings and live music performances throughout the week to the detriment of the area and residents who live around the former school site. On the above, this planning application should be refused.

x. Two residents maintain that the nature of the proposed uses would change the relationship of the site to neighbouring houses thereby resulting in overlooking and loss of privacy.

xi. It is considered that the application should be amended to remove the performance, dance and music elements of the proposals.

Highway Services - The following comments have been received:

i. It is noted that the site will occasionally undertake 'Open Weekends' however these will be infrequent. For such occasions, an Event Management Plan will be required in order to sufficiently manage large visitor numbers. It is recommended that this be conditioned to any approval of the application;

ii. It is noted that there are School Keep Clear Markings and associated signage in place adjacent to the front of the school building on Barrass Street, however these are not enforced through a Traffic Regulation Order. These road markings will need to be removed which is to be funded at the expense of the applicant, and arranged through Manchester Contracts;

iii. Given that the development is anticipated to run at significantly under the maximum capacity on a day-to-day basis, the level of trips associated with the site is considered unlikely to give rise any significant impact on the adjacent highway network. In relation to the open day events, the applicant should promote the use of sustainable modes in order to reduce the level of vehicle dependency;

iv. The site is located within a largely residential area in Gorton. The site is well served by sustainable modes, with Gorton Train Station located within a 0.1 mile

radius and regular bus connections routed along Ogden Lane and Ashton Old Road to the north. The applicant should promote these methods within the Travel Plan in order to reduce the level of vehicles associated with the development;

v. A total provision of 83 on-site parking spaces are provided across the site, rising to a potential 109 for events leading to maximum capacity. This comprises 31 (+2 disabled) spaces in the existing car park and 52 in the existing play area. There is a potential overspill facility providing parking for a further 26 vehicles in the existing play/planted area;

vi. This provision is considered acceptable in principle in providing sufficient parking for open day events, ensuring vehicles do not contribute to the current parking pressures along Barrass Street and Beeth Street;

vii. It should be confirmed that all on-site car parking bays are in line with MCC guidelines. It is recommended that standard parking bay dimensions be a minimum of 2.4m x 4.8m and disabled parking bay dimensions a minimum of 3.6m x 6.0m. This should also include a 6 metre aisle width to allow vehicles to safely manoeuvre within the car park. It is also recommended that the parking bays are formally demarcated;

viii. To the south of the site, it is noted that there is a designated service yard adjacent to Building Entrance 4. This is considered acceptable in accommodating artist's vehicles when transporting materials associated with the Owl Project;

ix. Provision for secure and sheltered cycle accommodation has been made within the curtilage of the site, however the proposed siting of this facility should be highlighted on plans along with the capacity of this storage detailed. A designated refuse store has been provided adjacent to the main vehicular entrance. This proposed siting is considered acceptable in principle to ensure that all waste remains off the highway. It is recommended that all servicing is to be undertaken internally within the curtilage of the site. The applicant should undertake a swept path analysis based on the vehicular tracking of a standard 11.5m refuse vehicle in order to demonstrate satisfactory routing across the site, whilst remaining in forward gear at all times.

Environmental Health - Whilst there are no objections to the proposed development the following comments have been made:

i. As it is not proposed to carry out art works and construction in the external areas a noise assessment condition has not been required;

ii. There is no objection to the undertaking of the annual opening days or the proposed times involved due to the infrequency of its use;

iii. There are some concerns regarding the use of power tools and the number of artists entering and leaving the site between the hours of 11.00 pm and 7.00 am. A clarity is sought regarding these aspects of the proposed development;

iv. The submitted waste management plan needs to be supplemented with information regarding the provision of recyclable waste streams.

Neighbourhood Team Leader (Arboriculture) - No objections.

Corporate Property - Any comments will be reported.

MCC Flood Risk Management - Any comments will be reported.

Travel Change Team - Any comments will be reported.

Greater Manchester Police - Any comments will be reported.

Network Rail - Has no objection to the proposed development but has drawn the applicant's attention to Network Rail adjacent operation land interests and rights of way. These details have been forwarded to the applicants for information purposes.

Sport England - Do not wish to comment on the proposed development as it does not fall within either our statutory remit.

## **Issues**

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the 'Listed Building Act') - Provides that 'in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (General duty as respects listed buildings in exercise of planning functions) - Is relevant to the consideration of the proposed development given its relationship to the Grade II listed school buildings and states that: 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.' This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

National Planning Policy Framework: This Framework came into effect on 27th March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 14 states that 'at the heart of the Framework is a presumption in favour of sustainable development'. There are three dimensions to sustainable development, economic, social and environmental. In this

case the economic role of the building in terms of its function and use has been exhausted, and no future viable use can be found for it.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following:

Core planning principles - Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan making and decision-taking.

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 4: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. In this case the applicant has provided a sufficient level of on-site car parking. Notwithstanding the above the site is located in a sustainable location in terms of its proximity to local facilities and public transportation by both bus and rail.

Chapter 7: Requiring good design - Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces. The development has been assessed with regard to its potential positive contribution to the character of the listed building.

Chapter 8 Promoting healthy communities - The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. This includes the formation of safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas. In the light of the above, regard has been given to: the quality of the proposed accommodation; the inclusion of potential security measures; the provision of safe and appropriate car parking and the desirability of securing a continued and sustainable use of a building of some architectural significance

Chapter 11: Conserving and enhancing the natural environment - To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. This policy is relevant given the identified land conditions.

Chapter 12. Conserving and enhancing the historic environment - Sets out the requirements to assessing new development with a potential impact on the historic



environment. In the case consideration has been given to the potential impact of the development on the setting of the neighbouring Grade II listed school building. The following paragraphs (of Chapter 12) have been related to the proposed development:

Paragraph 128: Is relevant as the site is given heritage asset status as it is located in a conservation area. Consequently, there is a requirement for local planning authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. A comprehensive heritage assessment forms part of the documentation supporting this proposal, which provides historic information and an assessment of the building, and its architectural and cultural merit.

Paragraph 129 - States that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal.

Paragraph 131- States that, in determining planning applications, local planning authorities should take account of:

- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and
- c. The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 - States that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 133 - States that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. The nature of the heritage asset prevents all reasonable uses of the site; and
- b. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c. Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. The harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 134 - states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

National Planning Policy Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The NPPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the NPPG:

Consultation and pre-decision matters (ID:15) - The NPPG reasserts that local planning authorities are required to undertake a formal period of public consultation, prior to deciding a planning application. Furthermore any comments should be taken into account it is important to make comments before the statutory deadline. The NPPG also affirms that the NPPF states that statutory consultees should provide advice in a timely manner throughout the development process. The NPPG also states that where an application has been amended it is up to the local planning authority to decide whether further publicity and consultation is necessary, particularly when:

- a. Objections or reservations raised in response to the original consultation stage substantial and, in the view of the local planning authority, enough to justify further publicity;
- b. Proposed changes significant;
- c. Earlier expressed views are related to the proposed changes. Issues raised by the proposed changes likely to be of concern to parties not previously notified.

ii. Conserving and enhancing the historic environment (ID:18) - Advises on enhancing and conserving the historic environment.

a. The NPPG states that heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals

b. It requires that design and access statements should provide a flexible framework for an applicant to explain and justify their proposal with reference to its context. In cases where both a design and access statement and an assessment of the impact of a proposal on a heritage asset are required, applicants can avoid unnecessary duplication and demonstrate how the proposed design has responded to the historic environment through including the necessary heritage assessment as part of the design and access statement.

c. The NPPG states that it is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting and even minor works have the potential to cause substantial harm.

d. It is therefore advised that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

e. The significance of the setting of the building is discussed below. The NPPG defines 'setting' as the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Therefore the extent and importance of setting is often expressed by reference to visual considerations. The NPPG advises that although views of or from an asset will play an important part in which it is experienced, other factors including we experience an asset in its setting is also influenced by other environmental factors will affect the understanding of the historic relationship between places, e.g., buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

f. The NPPG acknowledges that putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation. However, it is advised that any use is viable, not just for the owner, but also the future conservation of the asset. It is obviously desirable to avoid successive harmful changes carried out in the interests of repeated speculative and failed uses.

g. The NPPG advises assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset is a pivotal consideration. It reaffirms the guidance within the National Planning Policy Framework, which states that significance derives not only from a heritage asset's physical presence, but also from its setting.

h. The NPPG advises that in order to avoid or minimise harm to the significance of a heritage asset, a clear understanding of the significance of a heritage asset and its setting is necessary.

Design (ID:26) - Good quality design is considered to be an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use over the long as well as the short term.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided

in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

Policy SP 1 - Sets out the key spatial principles which will guide the strategic development of Manchester to 2027. Policy SP 1 states, amongst other things, that:

- i. There will be an emphasis is on the creation of neighbourhoods of choice;
- ii. All development should have regard to the character, issues and strategy for each regeneration area, in this case the Strategic Regeneration Framework for Central Manchester;
- iii. New development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport.

Policy SP 1 specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN 3 Heritage - Is relevant given the listed status of the building and states that advantage should be taken of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. The policy states that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. The proposed development has been assessed to determine the extent to which the proposed development meets these objectives.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. The sustainable waste management needs of the end user will be met.

Policy T1 - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. The policy states that the Council will support proposals that, amongst other things:

- i. Improve choice by developing alternatives to the car;

- ii. Promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car;
- iii. Improve pedestrian routes and the pedestrian environment;
- iv. Reduce the negative impacts of road traffic, for example, congestion, air pollution and road accident casualties.

Furthermore, development should take account of the needs of road users according to a broad hierarchy consisting of (in the following priority):

- i. Pedestrians and disabled people;
- ii. Cyclists, public transport;
- iii. Commercial access;
- iv. General off peak traffic;
- iv. General peak time traffic.

Policy T 2 - States that outside the City Centre all new development should provide appropriate car parking facilities, taking account of the guidance in Appendix B (of the Core Strategy). In all parts of the City proposals should have regard to the need for disabled and cycle parking, in line with appendix B. Reference is made to the parking standards with the district centres. In this case consideration has been given to the potential impact of intensifying the previous use of the site as a sport facility and the introduction of a new library. Policy T2 requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Policy DM1 - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area;
- c. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- d. Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;
- g. Adequacy of internal accommodation and external amenity space;
- h. Refuse storage and collection.

Unitary Development Plan Saved Policies - The following policies are considered to be relevant:

Policy DC19.1 (Listed Buildings) - In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use

of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a. Not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b. Not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. Not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d. Seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. Permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. Not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

Policy DC26 (Development and Noise) - States that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. The effect of new development proposals which are likely to be generators of noise; and
- b. The implications of new development being exposed to existing noise sources, which are effectively outside planning control.

Policy DC26.4 - Where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it.

Policy DC26.5 - The Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance - The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

The above considerations have been taken into account when assessing the proposed development with regard to the policies contained within the NPPF, Core Strategy and saved UDP policies. For the reasons outlined below, it is considered that these matters have been appropriately and satisfactorily addressed.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application.

In this case, the applicant engaged with officers in pre-application discussions to identify issues presented by the proposed developments and the range of potential uses. The discussion were framed around the need to safeguard residential amenity whilst securing and active and sustainable use for an important listed building. This has resulted in an agreed understanding that the first phase of the development should be related to works to facilitate the relocation of the applicants, Rogue Artists, from their existing premises. Based on the submitted information it is considered that this objective can be achieved. By considering the full range of potential uses, at this early stage, subsequent phases of the development can be brought forward with satisfactory details and, where necessary, appropriate attenuation and mitigation measures; thereby securing compliance with Core Strategy policies SP1, EN1, EN3, EN19, T2 and DM1, saved UDP policies DC19 and DC26 and the NPPF.

Principle of the development - The development presents an opportunity to secure an active and sustainable use of the listed building, which is a particularly significant example of a historically important board school. The initial phase of the development, ie, relocation of existing artists and sub-division of internal spaces, would have a minimal intervention on the composition of the building with the proposed reconfiguration related to the form of the original internal layout. The design of the proposed partitioning would allow future removal to allow the reinstatement to reflect the original internal arrangement. Future phases of occupation, which may require further physical alterations to the buildings would need to be the subject of subsequent planning / listed building consent applications.

The primary use of the former school buildings would be as artist studios with all other activity representing ancillary uses. It is considered that much of the day-time occupation of the building would have a comparable or lesser impact on the surrounding residential area than the previous occupation of the buildings as a school; particularly with regard to the activity at drop-off and collection times and periods of the external play. However, it has been necessary to assess the additional impact of the proposed range of activities associated with the development, particularly with regard to activity to be undertaken outside usual business hours.

Use of the former school buildings - The applicants have indicated that up to 79 studios would be formed in the ground and upper floors of the school buildings. The applicant has indicated that up to 70 artists are located in the existing accommodation in the Crusader Mill. The applicants have thereby based their assessment of the usage of the space on the occupation of their existing premises and demonstrated that artists are unlikely to fully occupy the proposed studios at the same time. The applicant has also provided information regarding the predominant form of media used by artists, i.e.:

Artists and painters on canvas - 50%  
Sculptors - 15%

Photography, textile design, photography, film and performance - 35%

Larger scale sculptural work would be undertaken by a group known as the Owl Project who consist of 3 artists and have been allocated potential accommodation within the basement area of the main school building. This location would maximise the distance to neighbouring residential uses and thereby minimising noise disturbance.

The majority of these uses would thereby be predominantly low noise generating uses. The description of the development has identified the range of subsequent activities to be undertaken at later phases of the development. It is considered that whilst these uses could be accommodated within the building subject to further noise assessments and the implementation of any identified attenuation works as discussed below. For the reasons set out below it is considered that the proposed development and related uses could be satisfactorily undertaken without unduly affecting residential amenity or the character or amenities of the surrounding residential area.

Notwithstanding the number of resident artists the applicant has indicated the number of artists in residence at any one time at 15 - 20 people, of which between 7-10 people would use cars. It is not considered therefore that the levels of occupancy and related activity would significantly affect residential amenity or the character of the area.

On this basis, it is considered that most of the proposed studio space would be taken up by 'resident' or relocated artists. Given the retention of movable original partitions, this would be a maximum number within the space above basement level. The shared corridors and assembly halls would be maintained as shared space.

The basement would be used by a limited number of artists who are part of the Owl Project. For the purposes of clarity, the applicant has been asked to confirm if further sub-division of the basement area is proposed. Notwithstanding the above, it is considered that the applicant has provided sufficient information regarding the initial relocation of existing artists and the operational capacity of the building. A condition has been recommended to ensure that the development, its initial phase would be sub-divided into no more than 79 artist studios to facilitate the future management of the buildings.

Proposed use of the former caretaker's house - A condition has been recommended that specifically relates the use of the former school building to the activities set out in the description of development. The applicants have indicated that the caretaker's house will be maintained as accommodation for occupation by a resident artist. A separate condition has been recommended to ensure that the caretaker's house is used as a single dwellinghouse as defined with Class C3 of the General Permitted Development Order (2015 as amended). This approach is considered to be appropriate to safeguard residential amenity pursuant to Core Strategy policies SP1, H11 and DM1.

Residential amenity - Given the size of the proposed building, it is likely that any subsequent viable use would generate activity that would have some impact on the surrounding area. However in this case it is considered that the principal use of the



building as artist studios would have a lesser or comparable impact than the previous educational use. The applicant's assessment of the development has been based on the existing operation of the premises at Crusader Mill. On this basis it is considered that the operation of artist studios is predictable and manageable, including the numbers of artist in situ at any time and the demand for car parking. On this basis it is considered that the initial relocation would be capable of being accommodated within the building without unduly affecting residential amenity subject to the conditions set out in this report.

Managing Public Access – The primary use of the building would be as artist studios with all other activity being ancillary to that use. Notwithstanding the above, it has been appropriate to recommend a condition to secure the appropriate management of the application building and site as the wider range of uses are brought forward, including the undertaking of noise assessments and an events management plan, i.e., events involving more than 40 members of the public. This approach is considered appropriate in response to the comments of a local objector who has identified a range of events currently held at the Crusader Mill. It should be noted that a number of these events conclude at 9.00 pm and comparable events at the application site could be effectively managed through the proposed site management plans and opening hour restrictions. This condition would include an open weekend spanning over 3 days on annual basis (usually in October). Based on previously undertaken events it is estimated that 1500 people would usually be in attendance over a 3 day period. The proposed opening hours for the 3 day event would be:

Friday: 5.00 pm to 9.00pm;  
Saturday: 10.00 am to 6.00 pm;  
Sunday: 10.00 am to 5.00 pm.

The events management plan condition would be sufficiently robust to identify the duration of such events and measures that may be put place to encourage travel to the site using sustainable transportation modes. The applicant has indicated that the open days would be held in the second phase of the development when both the site management and travel plan have been agreed. On the basis of the above it is considered that the impact of the development can be managed to safeguard residential amenity pursuant to Core Strategy policies SP1 and DM1 and saved UDP policy DC26.

Impact on the listed building - The former school was constructed by the Manchester Board of Schools using designs by Potts, Son and Pickup. This Victorian school opened in 1897 and provided educational accommodation for 2000 boys, girls and infants. The Grade II listing of the 3-storey school building came into effect on 1 June 2012 was made on the following basis:

- i. Design - The listed building incorporates innovative and 'industrial' inspired constructed construction methods that reflected the style of neighbouring mill buildings;
- ii. Socio- historic - The scale of the development reflects the aspiration to the Manchester Board of Schools to maximise its social impact on the locality;
- iii. Degree of survival - The majority of the fixtures and fittings remain in situ, including stain glass windows and specialist teaching rooms that embody civic pride;

iv. Rarity - It was one of seven of the remaining board schools (40 were constructed in total). It also the only surviving 3-storey board school building.

The issues concerning the impact of the development of listed building are considered under application 115686/LO/2017. Notwithstanding the above, it is considered that the development would be undertaken with a minimal intervention to the configuration of the listed building. The extent of proposed works is considered to be appropriate and proportionate. This is related to the need to facilitate the relocation of the existing artists from their existing studios and the immediate availability of funds for refurbishment. It is considered that the proposals would facilitate the occupation of the building thereby securing its active occupation and thereby arresting further decline in its condition. The active use of the building would also reduce the potential for the building to be a focus for vandalism and anti-social behaviour, which would thereby positively benefit the character and amenities of the area.

Noise - Environmental Health established that a noise assessment is not required for initial occupation on the basis that:

- i. The above floors of the buildings would accommodate low noise generating uses;
- ii. Noise sculptural work would be undertaken in the basement areas with the greatest distance to neighbouring housing;
- iii. All works would be contained within the building and excluded from external areas.

A condition has been recommended to ensure that the introduction of performance activities including dance, music and film screening shall not be undertaken without the undertaking of a noise survey. A further condition limits the number of artist studios to be formed to 79 with all noise sculptural work located within the basement areas. It is considered that the above measures in conjunction with a site management plan would secure compliance with Core Strategy policies SP1 and DM1 and saved UDP policy DC26.

Opening hours - The applicant has been asked to clarify the required working hours for artists. Notwithstanding the above, it has been considered appropriate for a condition to be recommended that limits the opening of the premises to the public and working hours for artists to 7.30 am and 10.00 pm, Monday to Saturday and 10.00 am to 7.00 pm on Sundays and Bank Holidays. The exception to these opening times would be related to activities identified by the recommended events management plan condition. The events management plan itself would detail the arrangements for the supervision of external areas, including smoking areas. It is considered that these measures would facilitate the initial commencement of the uses whilst giving suitable assurances regarding future noise management thereby safeguarding residential amenity pursuant to Core Strategy policies SP1 and DM1 and saved UDP policy DC26.

Amplified sound - A condition has been recommended to prevent the broadcast and transmission of amplified sound and music in external areas at any time. Such a measure is considered to be necessary to avoid undue disturbance and to safeguard

residential amenity pursuant to Core Strategy policies SP1 and DM1 and saved UDP policy DC26.

Car parking provision and demarcation - As stated, it is estimated that the number of artists in residence at any one time would be 15 - 20 people, of which between 7- 10 people would use cars. On this basis, the proposed 83 space provision would far exceed day to day needs and the more comprehensive use of the car park would occur on a more infrequent basis. There is potential for the car parking areas to be extended through the more informal use of the playground areas, which would reduce the potential for on-street car parking during larger events.

The proposed development would utilise existing hard surfaced areas. The applicant has been advised of the comments of Highway Services regarding the specification and dimensions of car parking spaces. A condition has been recommended to ensure that the car parking spaces are demarcated in accordance with the approved drawings within two months of the first occupation of the application buildings. The condition will further require the maintenance of the demarcated spaces in situ thereafter.

Cycle parking - The applicant has been asked to clarify the capacity and elevational design of the proposed cycle store to be located within the site. Notwithstanding, the above it is the case that an existing prefabricated garage would be retained for potential use for cycle storage. The site also benefits from extensive basement area, which would be accessible to artist and has capacity for secure cycle storage.

Travel plan - The applicant has provided an outline travel plan that demonstrates the accessibility of the site by bus and train. It makes a commitment to encouraging the uses of cycles and walking and makes a commitment to monitoring the effectiveness of the travel plan. The applicant has been advised to the need to related to these commitments to the City Council's travel plan frameworks, which would be secured in this case through the recommended condition.

Servicing - It is not envisaged that the proposed uses would generate unusual servicing requirements. The proposed car parking areas incorporate sufficient manoeuvring facilities to allow servicing to be satisfactorily undertaken within the curtilage of the application site. To safeguard residential amenity it is recommended that servicing and deliveries be restricted to the following hours: Monday to Saturday, 7.30 am to 8.00 pm and no collections or deliveries on Sunday and Bank Holidays.

Waste Management - The applicant has identified an area for a bin storage enclosure adjacent to the northern boundary and adjacent to the yard wall to the caretaker's house. Further detail has been sought regarding the elevational design of the bins enclosure. Based on the current waste generation at Crusader Mill the applicant has sought to provide two 1100 litre Eurobins for weekly collection. The applicant has been asked to clarify the provision for segregated waste in response to the comments of Environmental Health. The previously waste storage facilities to the caretaker's house would be reinstated with bin storage being capable of being undertaken within outbuildings in the rear yard. A condition has been recommended to ensure that comprehensive waste management arrangements are submitted, approved and implemented. A condition relating to the management of external areas would prevent the storage of scrap materials in the rear yard. On the basis of

the above, it is considered that the site has the capacity for appropriate waste management and comply with Core Strategy policies SP1, EN19 and DM1.

Crime and Security - The formal comments of GM Police Design for Security are awaited. Notwithstanding the above, it is considered that the proposal would provide an active use for the building which would deter the occurrence of vandalism and the potential for anti-social behaviour. It is also the case that the use of the caretaker's house would provide an on-site presence and aid natural surveillance of the building and car parks. The site has retained maintained many of the previous security features of the school, which are capable of being enhanced thorough the implementation of any comments form Design for Security.

Materials - A condition has been recommended to ensure that the proposed sub-division of internal spaces and repair of flooring is undertaken in accordance with the details of the submitted drawings. This condition is considered necessary to secure compliance with Core Strategy policies SP1, E3, EN1 and DM1 and saved UDP policy DC19.

Conclusion - It is considered that the proposed uses and related works to the building would secure a sustainable and active uses for the former school buildings and caretaker's house. The development would thereby secure the managed retention of an architecturally and historically significant listed building and ensure its lasting contribution to the locality and the city as a whole. The associated works would have a limited impact on the interior of the building with works to its exterior restricted to repair and reinstatement. It is therefore considered that from a heritage and urban design perspective the development would be appropriately related to policies SP1, EN1, EN3 and DM1, saved UDP policy DC19 and NPPF chapters 4, 7, 8, 11 and 12. With regard to residential amenity and traffic generation, it is considered that the initial phase of the development would have predictable impacts with the future expansion of activity being capable of management through the recommended conditions. It is therefore considered that the development would be appropriately related to Core Strategy policies SP1, T1, T2 and DM1, saved UDP policy DC26 and NPPF chapters 4, 7, 8, 11 and 12. The development would also secure the continued use of a distinctive dwellinghouse with a future occupation as Class C3 accommodation secured through condition pursuant to Core Strategy policies SP1, H11 and DM1.

**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 Core Strategy and saved polices of the Unitary Development Plan, the Head of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) 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. She believes that any restriction on these rights posed by the 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**

**Article 35 Declaration**

In this case, the applicant engaged with officers in pre-application discussions to identify issues presented by the proposed developments and the range of potential uses. The discussion were framed around the need to safeguard residential amenity whilst securing and active and sustainable use for an important listed building. This has resulted in an agreed understanding that the first phase of the development should be related to works to facilitate the relocation of the applicants, Rogue Artists, from their existing premises. Based on the submitted information it is considered that this objective can be achieved. By considering the full range of potential uses, at this early stage, subsequent phases of the development can be brought forward with satisfactory details and, where necessary, appropriate attenuation and mitigation measures; thereby securing compliance with Core Strategy policies SP1, EN3, EN19, T2 and DM1, saved UDP policies DC18, DC19 and DC26 and the NPPF

**Reason for recommendation**

**Conditions to be attached to the decision**

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on 21 March 2017: Planning application forms; Letter from Leighton Architects dated 20 March 2017; Initial Travel Plan dated March 2017; Schedule of works and methodology; Heritage Report by Leighton Architects; Historic elevation drawings: 1774/E/01, 1774/E/02; Location plan with a red edge 1774/LP/01; Proposed internal layout drawings: 1774/P/01, 1774/P/02, 1774/P/03: 1774/P/04, Site layout drawing 1774/P/05: Typical stud partition to former classroom 1774/P/06 and Timber flooring repair details 1774/P/07.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) Works and repair to the interior and exterior of the application building shall be fully implemented undertaken in accordance with the materials and specification as set out in the approved drawings referenced:

Reason - To ensure that the development is carried out in accordance with the approved plans and in the interests of the character and appearance of the application buildings, pursuant to policies SP1, EN1, EN3 and DM1 of the Core Strategy for the City of Manchester and saved Unitary Development Plan policy DC19.

4) Before the commencement of the use hereby approved a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing the arrangement of building and site management in connection with the operation of artist studios, including management of access and egress to the site, buildings and car park after 5.00 pm and the control of lighting within the site and from windows in the northern and eastern elevations of the former school buildings. The development shall be fully implemented in accordance with the approved scheme upon commencement of the use and remain in situ thereafter.

Reason - In the interests of residential amenity and to avoid any undue noise or disturbance pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester and saved Unitary Development Plan policy DC26.

5) Within 2 months of occupation of the former school buildings a plan shall be submitted to and approved in writing by the City Council as local planning authority relating to the undertaken of large scale events (involving more than 40 visiting members of the public) including: arrangements for the management of events, exhibitions, performance (theatre, dance, music (live and recorded) and spoken word) and the screening of cinema, film or any other moving images; details of event duration and management of external areas, including areas used for car and cycle parking and smoking. The agreed management plan shall be implemented in full on the commencement of the first event within any part of the application site and subsequently maintained in respect of all subsequent events thereafter.

Reason – In the interests of residential amenity and to avoid any undue noise disturbance pursuant to Core Strategy policy SP1 and DM1 and saved Unitary Development Plan policy DC26.

6) Before the commencement or undertaking of any ancillary activity involving performance, including dance, music, theatre and screening of film, video or moving images, a noise survey of the application buildings (occupied for non- residential purposes) shall be undertaken to determine the potential form noise outbreak at the nearest noise sensitive locations with a scheme for the implementation of identified attenuation measures shall be submitted to and approved in writing by the City Council as local planning authority. The agreed measures shall be fully implemented before the undertaking of any performance activity and maintained in situ thereafter.

Reason - In the interests of the amenity of the occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and policy DC26 of the Saved Unitary Development Plan for the City of Manchester and guidance contained within the National Planning Policy Framework (Chapter 8).

7) There shall be no operation or use of external loudspeakers, bells, tannoys, public address systems or any other form of amplified internal or external sound equipment in association with the authorised development at any time.

Reason - In the interests of the amenity of the occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and policy DC26 of the Saved Unitary Development Plan for the City of Manchester and guidance contained within the National Planning Policy Framework (Chapter 8).

8) The authorised artist studios shall not be undertaken outside the hours 7.00 am and 11.00 am, Monday to Sunday (including Bank Holidays) and the use of power tools and machinery relating to the composition and construction of artwork within the building shall not be undertaken outside the hours of 8.00 am to 9.00 pm, Monday to Sunday (including Bank Holidays).

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policy SP1 and DM1 of Core Strategy for the City of Manchester, policy DC26 of the Saved Unitary Development Plan and guidance contained within the National Planning Policy Framework (Chapter 8).

9) With the exception of events identified the events management plan the former school buildings shall not be open to the public or made available for the undertaking of dance, theatre or performance and / or rehearsal outside the hours of 7.30 am and 10.00 pm Monday to Sunday (including Bank Holidays)

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policy SP1 and DM1 of Core Strategy for the City of Manchester, policy DC26 of the Saved Unitary Development Plan and guidance contained within the National Planning Policy Framework (Chapter 8).

10) The planning permission hereby granted does not confer consent for the formation of musical rehearsal rooms or recording studios.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policy SP1 and DM1 of Core Strategy for the City of Manchester, policy DC26 of the Saved Unitary Development Plan and guidance contained within the National Planning Policy Framework (Chapter 8).

11) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

Monday to Saturday: 7.30 am to 8.00 pm;  
Sunday and Bank Holidays: No deliveries or waste collections.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policy SP1 and DM1 of Core Strategy for the City of Manchester, policy DC26 of the Saved Unitary Development Plan and guidance contained within the National Planning Policy Framework (Chapter 8).

12) Before the commencement of the authorised use, the car parking area as shown on the approved drawing 1774/P/05 shall be set out and demarcated and remain in situ thereafter.

Reason – To ensure that car parking facilities are provided for the future needs of the development, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

13) Within 3 months of occupation of the former school buildings the submitted 'Initial Travel Plan (March 2017)' shall be upgraded and submitted to and agreed in writing by the City Council as Local Planning Authority. The revised travel plan shall include:

- i) Measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development;
- ii) A commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time;
- iii) Mechanisms for the implementation of the measures to reduce dependency on the private car;
- iv) Measures for the delivery of specified travel plan services;
- v) Measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

14) No development shall commence until a scheme for the storage (including arrangement for segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that the development is supported with appropriate provision for waste management and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

15) The planning permission hereby granted permits the formation of a total of 79 artist studios on the ground, first and second floors of the substantive school buildings and the related undertaking exhibition and performance space, dance studios and creative workshops following the partitioning of internal rooms and the use of the basement area for ancillary storage and the production of artwork by the Owl Project (Sui Generis use).



Reason - In the interests of residential amenity and to avoid any undue noise or disturbance pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester and saved Unitary Development Plan policy DC26.

16) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the former caretaker's house shall be used for any other purpose other than Class C3 (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

17) The planning permission hereby granted does not confer consent for the use of any external areas for the composition and / or construction of artwork or art installation (including sculpture) or the storage of any related materials.

Reason - In the interests of residential amenity and to avoid any undue noise or disturbance pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester and saved Unitary Development Plan policy DC26.

18) Before the commencement of the authorised use drawings shall be submitted to and approved in writing by the City Council as local planning authority detailing the siting and elevational design of the bin storage enclosures and cycle stores to be located in the car parking areas. The storage enclosures and cycle stores shall be installed prior to the first occupation of the building and shall remain in situ thereafter.

Reason - In the interests of residential and visual amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester and saved Unitary Development Plan policy DC26.

### **Local Government (Access to Information) Act 1985**

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 115685/FO/2017 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 held by the Planning Division.

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

Highway Services  
Environmental Health  
Neighbourhood Team Leader (Arboriculture)  
Corporate Property  
MCC Flood Risk Management  
Travel Change Team  
Greater Manchester Police  
Network Rail  
Sport England



A map showing the neighbours notified of the application is attached at the end of the report.

**Representations were received from the following third parties:**

15 Paprika Close, Openshaw, Manchester, M11 2LS  
16 Varna Street, Openshaw, Manchester, M11 1WP  
22 Varna Street, Openshaw, Manchester, M11 1WP  
45 Paprika Close, Openshaw, Manchester, M11 2LS

**Relevant Contact Officer :** Carl Glennon  
**Telephone number :** 0161 234 4530  
**Email :** c.glennon@manchester.gov.uk



 Application site boundary  Neighbour notification  
© Crown copyright and database rights 2017. Ordnance Survey 100019568