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International Property Advisers

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29 September 2006

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F.A.O Jim Seymour, Development Control

Dear Sir,

**Planning Application: Proposed Primary School and Children's Centre plus temporary classroom building etc.  
Land to the rear of Harcourt Street and Mill Lane, Reddish, Stockport  
For Stockport Metropolitan Borough Council**

We hereby submit on behalf of Stockport Metropolitan Borough Council a full planning application for the development of a Primary School and Children's Centre plus temporary classroom building on land to the rear of Harcourt Street and Mill Lane, Reddish, Stockport.

The application has been prepared in full discussion with Officers of the Local Planning Authority a series of key stakeholders and following two community consultation events. As you are aware, the application submission is pursuant to the requirements of the policies of the Stockport Unitary Development Plan 2006.

The application comprises the following:

- This covering letter.
- Application Form, Parts 1 and 2
- Certificate D and Agricultural Holdings Certificate
- Notice to be published 04-10-06 in Stockport Express and Times
- Application Fee Code
- Design and Access Statement, prepared by Stockport MBC Architects
- Ecological Assessments – Badgers, Great Crested Newt, Hedgerow (CES Ecology) – Appended to the Design and Access Statement
- Transport Assessment, prepared by Faber Maunsell/Aecom
- School Travel Plan (Faber Maunsell/Aecom)
- Ground Investigation Report (Greater Manchester Geological Unit)
- Statement of Consultation (GVA Grimley)

And the following plans:

- Location Plan/Red Line – EC000C1020/L-02C (1:1250)
- Landscape Works to Proposed School – Sch\_03\_01C (1:500)
- Building Layout Scheme 4C – E000 C01030/F-9D (1:200)
- Site Entrance – E000 C1030/F-18 (not to scale)
- Typical Sections Scheme 4 – E000 C01030/P-1 (not to scale)
- Circulation Scheme 4 – E000 C01030/P-2 (1:200)
- Topographical Layout – E000 C1030/F-16 (1:1250)
- Elevations Scheme 4 – E000 C01030/F-E/A (1:125)
- Proposed Temporary Classroom – E000 C1030 F/19 (1:100)
- Feasibility Site Plan Scheme 4 (Indicative Only) – E000 C1030/F-10B (1:1250)

### **Proposed Development**

The proposal is to develop a new primary school of 3092 sq metres within an area of 2.97 hectares (7.1 acres) of land which is currently used as public open space, having formerly been previously developed as a brick works and exploited as a clay pit before being filled and grassed over. The site is surrounded predominantly by housing with Mill Lane to the North, Harcourt Street to the West, Melanie Drive to the South and a number of more modern cul-de-sac developments off Hollow Vale Drive to the East. Gorton Road (B6167) is the main through route providing access to Manchester City Centre to the North. Gorton Road is also the focus for the Reddish District Centre, providing retail facilities, a Community Centre, Library and other community/leisure facilities. The area around the application site has been subject to revised road layouts to include a one way traffic gyratory system along Longford Road and Windmill Lane.

The proposal involves the development of a 2.5 form entry primary school and children's centre to accommodate 550 pupils from the existing North Reddish infant and junior school and the Fir Tree primary and nursery Schools. There is also a temporary classroom building proposed to accommodate increased pupil numbers for a temporary period. Access is proposed from Mill Lane to the East of house no. 103. There will be on-site parking for staff and teachers to SMBC standards, visitor parking and drop off and turning areas. The School itself is proposed as a single storey building incorporating reception, offices, classrooms, main hall and studio, as well as the full range of ancillary areas in line with recommended standards. Externally a range of hard and soft surface play areas are to be provided together with games courts, children's centre play area and a fenced school junior football pitch managed for dual public use.

The submitted layout plan has been subject to two community consultation events and has minor alterations in terms of car parking spaces layout in accordance with the requirements of SMBC highways officers. A full description is provided in the Design and Access Statement.

### **Development Plan Policy**

The Stockport UDP was adopted in May 2006 and is therefore up to date and carries significant weight in the decision making process. Policy CTF1.3 allocates the site as a Proposed School Site: North Reddish reserving the northern part for the construction of a new primary school to replace the existing sub-standard primary school, as soon as Council resources permit. Policy NE3.1 also applies and seeks to protect the wildlife and recreation value of identified "Green

Chains". Policy UOS1.3 protects local open space and this applies to the proposed school site until the site is brought forward for the school provision.

We consider that the proposals accord with the recently adopted UDP and bring forward the allocation of the new school. It is understood that this has been a long standing allocation for a school site since the mid 1980's following the Council's purchase of the site in 1978.

The proposed development of the site for educational use comprises of an urban development project and the overall site size exceeds 0.5 hectares. Schemes of this nature can in certain circumstances require Environmental Impact Assessment, fundamentally due to their impacts and scale. The Council has adopted a screening opinion which confirms that the planning application does **not** need to be accompanied by a formal Environmental Statement.

The Transport Assessment sets out the analysis of the impact of the development on the surrounding highway network and proposes improvements to the Mill Lane/Longford Road junction (Plan ref: 34888/130C/011A). The Community Consultation events highlighted the specific access from Mill Lane into the application site as one of the most contentious issues. The TA has been discussed in detail with SMBC highways officers, and the School Travel Plan Framework seeks to maintain and enhance the established walking and cycling that occurs at existing schools.

The Ground Investigation Report confirms that the site can be developed safely subject to completing the remediation recommendations. These will require ongoing monitoring at the borehole locations for gas. In addition, gas protection measures will be required as set out at pages 19 and 20 of the report. The landscaping works will require limited reprofiling, landscaping and planting of strategic shrubs, with fencing to prevent access. Certain areas will require capping (TP2, TP4 and BH10).

The Design and Access Statement sets out the process followed to date and the evolution of the design. It has sought to ensure that the proposed building meets operational and user needs, required standards and respects the amenity of adjoining residential properties through appropriate stand off distances and keeping a low profile single storey building. It also appends the ecological surveys undertaken by CES which confirms that there are no Badgers or Great Crested Newts on site and no important hedgerows.

The Statement of Consultation explains how the community has been engaged and kept informed through the pre-application process. Two consultation events have been held. The key issue identified is existing highways congestion created by the one-way gyratory system in the area and the major concern that the School access onto Mill Lane will 'tip the balance'. This is a matter that has been addressed in the TA and discussed with SMBC highways officers.

We have also engaged with Sports England in respect of the impact on open space and formal play space. Given the planning policy allocation of the School we do not see that PPS17 issues should be raised. A Sport England representative attended the second public consultation event earlier this month and suggested changing rooms along with the dual use playing pitch. This is not something in the SMBC budget for the site and no changing rooms exist at present. The focus of this investment is on the educational use, the remediation contamination, provision of safe access and a well drained and accessible sports pitch.

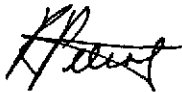
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Given this context and the primary consideration that the development is in accordance with the up to date statutory Development Plan, we consider that planning permission should be granted in respect of the school development.

I would be grateful to receive your acknowledgement that this application is valid at your earliest convenience. If you would like to discuss the proposed development please do not hesitate to contact me.

Yours faithfully



**Rob Peters BSc (Hons) DipTP MRTPI**  
**Partner**  
**Planning Development and Regeneration**

cc A MacKenzie, SMBC  
C Woolard, SMBC