

Statement in relation to the need for temporary additional 4 No. General Teaching Classrooms on the hard standing area of Ward Hall Building at Xaverian College, Rusholme.

Xaverian College is seeking planning permission for the temporary provision (for a period of 2 years) of 4 No. general teaching classrooms located on the car park area of Ward Hall which is located on Lower Park Road in Rusholme.

001 Justification for the Need:

The need for the additional temporary classrooms is due to the continuous uplift in the 16 - 19 demographic in Manchester, improved grading outcomes for Year 11 students and a clear appetite from school leavers to continue in full time education which has meant the College now has a student population of 2,596. This number on roll places the College at operational capacity, and indications from the September 2022 enrolment process, coupled with expected progression from Year 12 to Year 13 indicate that the College will require four extra general teaching spaces from the start of the next academic year.

In late 2021 the College was approached by Manchester City Council to discuss options in accommodating additional numbers of 16 - 19 year olds from across the City. The numbers of 16 - 19 learners are expected to grow through to 2028 and the City currently has a lack of educational places within the post 16 sector to accommodate these young people.

The College is seeking to site temporary teaching accommodation to meet immediate need, whilst an ongoing strategic review of its estate seeks to confirm a long-term approach to accommodating additional students as well as improving teaching accommodation. The College will continue to work with stakeholders including Manchester City Council, local politicians, schools, students and parents in establishing its approach to delivering the high-quality education the young people of Manchester should expect.

002 Justification of Proposed Location for Temporary Provision:

There are only 2 areas of hard standing within the College campus area, a small area adjacent to the Sunbury Building and a larger area on the site of the Ward Hall Building.

Sunbury:

Sunbury Building is located off Thurloe Street which is where the main Entrance access for the College is located, and is used by pupils, staff and visitors. There is a small car park area adjacent to Sunbury Building available for use by staff and visitors, and this entrance is also used for deliveries and refuse collection etc. To accommodate the temporary classroom provision on this site would remove all of the existing car parking provision and restrict the access provision for delivery and refuse vehicles and therefore this location has been discounted as a viable option for the siting of the temporary classrooms.

Ward Hall:

Ward Hall is located off Lower Park Road and has a car park area for 60 cars for use by staff, visitors and pupils. This site has previously been used as the location for temporary classroom provision (with full approval granted by MCC), and was considered an appropriate location in that carparking wasn't compromised, and safe pedestrian routes to and from the temporary classrooms could be achieved.

The proposed location for this application is in the lower right-hand corner of the site, and will be positioned at a suitable distance from any of the existing tree routes or crown which line the corner boundary line.

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003 Impact on Car Parking Provision:

During current refurbishment works to the Firwood Building, the College has been operating with reduced car parking (Sunbury being designated as a contractor compound) and has noticed little impact in either the Ward Hall or Teresa Quinn car parks. In addition, the College has actively encouraged staff who live in the local area to make better use of travel alternatives. Whilst there will be minor changes to staffing numbers from September the College does not anticipate any impact on parking different to the current status quo. The College does not provide vehicular parking facilities to students.

004 Summary:

The College has clearly demonstrated the need for the additional classrooms which is in response to a need for 16 - 19 education across the Greater Manchester area. The proposed location has been considered the most appropriate in terms of minimising disruption to the College, neighbours, environment and heritage, and is requesting an approval in a location where Planning Approval has been previously granted.