MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143283/FO/2025
Date registered valid:	23 June 2025
Proposal:	Erection of rear extension and canopy over new external covered play area, including elevational alterations to fenestration and application of cladding
Address:	Crosslea Community Primary School, Crosslee Road, Manchester, M9 6TG
Ward(s):	Charlestown Ward
Applicant:	Jo Sands Clic
Agent (if any):	Mr Alex Neild Studio OL3 Ltd
Case officer:	Ian Jarvis Tel: 0161 234 4079 Email: ian.jarvis@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	13 August 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 4 July 2025 Expired: 25 July 2025

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

This Planning Application relates to Crosslee Community Primary School, which is located in a residential area, on land off Crosslee Road, Charlestown.

In 2014, planning permission was granted for the erection of a single-storey, detached modular building to accommodate 4 classrooms for reception and nursery age children, W.C.s, storage, kitchen area, covered play areas and office spaces (107122/VO/2014/N1).

The current application seeks to carry out some alterations to this structure, comprising of the following:
- Cladding of the front elevation of the structure
- Altering of some window patterns to facilitate some internal alterations
- Erection of a flat roof single storey rear extension to accommodate a proposed dining area storage facility.
- Removal of the existing covered play area structures and replacement with two new covered play area canopies, that would sit either side of the proposed rear extension, and which would run along the remainder of the rear elevation of the structure.

The proposed rear extension would be 5.7 metres wide x 2.5 metres deep and 3.43 metres high. The proposed rear external play canopies would each measure 14.5 metres long x 2.5 metres deep x 2.9 metres high, which would be of steel construction.

Consultations & Notification Responses

Local residents - No comments received.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 8 relates to promoting healthy and safe communities and states that existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:
(a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
(b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

(c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. (paragraph 104)

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So to is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

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.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-
- Creating 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.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

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 DM 1 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:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.

- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance was formally adopted in April 2007, and is therefore relevant in this case. At that time, Planning Policy Statement 3 'Housing' stated that to facilitate efficient delivery of high quality development, Local Planning Authorities should draw on relevant guidance and standards and promote the use of appropriate tools and techniques, such as Design Coding alongside urban design guidelines, detailed masterplans, village design statements, site briefs and community participation techniques.

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. This guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places, that is character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability.

The guidance advises that high quality design is a vital attribute of successful neighbourhoods, the design of streets should promote neighbourliness and design should respect and be informed by location. The guidance also advises that buildings should relate well to each other and building heights should be carefully considered. In terms of ease of movement, cul-de-sacs are discouraged, the street network should contribute to the character of the area, safe routes for cyclists and pedestrians will be promoted, and public transport should be easy to use. Places with attractive and successful public areas are encouraged with open spaces reflecting and accommodating future uses with children and young people being considered in the design and location of open spaces. Neighbourhoods should contain a mix of housing, safety and security are vital elements of the urban area, the impact of parking areas should be minimised and new developments should maximise access for disabled people.

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the ten boroughs which make up Greater Manchester.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs. Securing higher densities in the most accessible locations is identified as helping to maximise the ability of people to travel by walking, cycling and public transport and reduce the reliance on the car.

Relevant policies of PfE in this instance are:
JP-S1: Sustainable development
JP-C8: Transport Requirements of New Development
JP-P1: Sustainable Places

Principle of development - The site is located within an existing school complex, and mainly relates to the refurbishment, of an existing classroom block and mainly relates to cosmetic work and measures to improve how the block operates. The proposed works are therefore considered to be acceptable in principle.

Cladding/fenestration - New cladding is proposed, to the front elevation of the modular unit, which will be of a light teal colour, which would improve the external appearance of the structure, when viewed from Crosslea Street. The window changes are of a minor nature and are simply to facilitate some internal changes. The structure is set well back, from the frontage of the site, and it is not considered that they would have an adverse visual impact upon the locality.

Proposed extension/canopies - At the rear of the site a central single storey extension is proposed, that would be centrally positioned with new replacement canopies either side. The canopies are increased in the area of coverage, compared to the existing canopies, and are needed to provide additional weather protection over an existing area of tarmac. The applicant was requested to consider an alternative arrangement, so that the central brick extension was better related to the canopies. The applicant though considers that the rear extension has been designed to mimic the existing design language, and a pitched roof was felt to look awkward against the existing building, and the proposed roof materials would not allow the shallow pitch provided on the canopies. The height of the rear extension was, however, reduced by 0.3 metres, to ensure that it is clearly seen as subservient to the existing building. On this basis, the proposed additions, on the rear of the building are considered to be acceptable.

Landscaping/BNG - The proposed works are on an area of tarmac, which already has some canopies, and which is used as a children's play area. Other than the proposed extension, the use of this part of the site is not therefore changing. None of the land, on which the works are proposed consists of landscaping or open space and there is no habitat affected. The proposal would not therefore lead to the loss of any playing field, or landscaping, and no mitigation works are required.

Residential amenity - The proposed additions are at the rear of the site and are not easily viewed. They are also considered to be of a relatively minor nature and it is not anticipated that they would increase activity at the site, or have an adverse impact upon the amenity of residents.

Signage - Some indicative signage is shown on the submitted drawings, but this is not included as part of this application.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 a right to a fair hearing and to this end the local planning authority 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 Director 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 recommendation given is proportionate to the wider benefits of 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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Negotiations took place regarding the appearance of the proposed rear extension and the proposal is considered to be acceptable and in accordance with City Council policy.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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:

Drawing numbered P-05 and the Design and Access Statement, stamped as received by the City Council, as Local Planning Authority, on 23 June 2025.

Drawings numbered P-03 A and P-04 A, stamped as received by the City Council, as Local Planning Authority, on 11 August 2025.

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

3) No above ground works shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall then be constructed in accordance with these approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the details indicated on the approved drawings, no signage is apprved by this permission.

Reason - Any new signage, which requires consent, would need to be assessed independently as part of an application for advertisement consent, pursuant to policies SP1 and DM1 of the Manchester Core Strategy

Appendix 1 – List of consultees & neighbours notified

2 Moss Farm Drive, Manchester, M9 6AA
7 Moss Farm Drive, Manchester, M9 6AA
6 Moss Farm Drive, Manchester, M9 6AA
5 Moss Farm Drive, Manchester, M9 6AA
4 Moss Farm Drive, Manchester, M9 6AA
3 Moss Farm Drive, Manchester, M9 6AA
10 Willow Moss Drive, Manchester, M9 6AG
8 Willow Moss Drive, Manchester, M9 6AG
6 Willow Moss Drive, Manchester, M9 6AG
11 Willow Moss Drive, Manchester, M9 6AG
9 Willow Moss Drive, Manchester, M9 6AG
7 Willow Moss Drive, Manchester, M9 6AG
5 Willow Moss Drive, Manchester, M9 6AG
3 Willow Moss Drive, Manchester, M9 6AG
17 Crosslee Road, Manchester, M9 6TG
15 Crosslee Road, Manchester, M9 6TG
13 Crosslee Road, Manchester, M9 6TG
11 Crosslee Road, Manchester, M9 6TG
26 Crosslee Road, Manchester, M9 6HG
48 Ranby Avenue, Manchester, M9 6LW
40 Ranby Avenue, Manchester, M9 6LW
34 Ranby Avenue, Manchester, M9 6LW
23 Ranby Avenue, Manchester, M9 6LW
47 Crosslee Road, Manchester, M9 6SY
18 Crosslee Road, Manchester, M9 6HG
21 Ranby Avenue, Manchester, M9 6LW
17 Ranby Avenue, Manchester, M9 6LW
40 Crosslee Road, Manchester, M9 6HG
38 Crosslee Road, Manchester, M9 6HG
36 Crosslee Road, Manchester, M9 6HG
34 Crosslee Road, Manchester, M9 6HG
32 Crosslee Road, Manchester, M9 6HG
30 Crosslee Road, Manchester, M9 6HG
28 Crosslee Road, Manchester, M9 6HG
24 Crosslee Road, Manchester, M9 6HG
22 Crosslee Road, Manchester, M9 6HG
20 Crosslee Road, Manchester, M9 6HG
16 Crosslee Road, Manchester, M9 6HG
14 Crosslee Road, Manchester, M9 6HG
46 Ranby Avenue, Manchester, M9 6LW
44 Ranby Avenue, Manchester, M9 6LW
42 Ranby Avenue, Manchester, M9 6LW
38 Ranby Avenue, Manchester, M9 6LW
36 Ranby Avenue, Manchester, M9 6LW
32 Ranby Avenue, Manchester, M9 6LW
30 Ranby Avenue, Manchester, M9 6LW
28 Ranby Avenue, Manchester, M9 6LW
26 Ranby Avenue, Manchester, M9 6LW
19 Ranby Avenue, Manchester, M9 6LW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA