KENYON PLANNING

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Our Ref: K/JM/12814
16th October, 2025

Dear Sirs,

Formal Application for Certificate of Lawfulness of Proposed Development;
Erection of 3 No. Single Storey Cabin Structures;
Special School Situated at 8 Alexandra Road South, Manchester M16 8ER
Our Client and Applicant:- Ms Noreen Khan (Included Learning).

Further to recent discussions and email communications with Adam Roche in planning enforcement, please now find attached the following application documentation;

1. Appropriate and duly completed Planning Application Form;
2. Location Plan detailing extent of the application site edged red,
3. Drawing No. SLW/IL/01 Rev.A detailing proposed site plan;
4. Drawing No. SLW/IL/02 Rev.A detailing elevations and finishes to the existing school building;
5. Drawing No. SLW/IL/03 Rev.A detailing site views and external finishes of proposed structures;
6. Drawing No. SLW/IL/04 detailing elevations of the proposed structures;
7. Ofsted reports dated June 2015, May 2017, January 2020 and December 2024;
8. Signed letter from Head of School Noreen Khan dated 16th October 2025;
9. Email from Adam Roche (Planning Enforcement MCC) dated 23rd July, 2025.

The applicant seeks certificate of lawfulness for the proposed erection of 3 No. single storey cabin structures at 8 Alexandra Road South, M16 8ER. The proposed structures are required for educational purposes in connection with the existing school operating from the site. As detailed on the submitted drawings, the proposed structures would be finished in brick and tile, together with other materials to broadly match finishing materials of the existing school building. The existing special school has operated from the site on an uninterrupted basis for in excess of 10 years and continues to operate at the site today. Ofsted reports, together with signed letter from the head of school submitted with the application, confirm such use. Accordingly, the existing use is therefore considered lawful.

Cumulative footprint of the structures proposed would amount to less than 250 sq. metres and the structures would be positioned 5 metres from any boundary with a residential curtilage. The structures would not exceed 5 metres in height and would be finished with materials having a similar external appearance to those used for the original school building. The proposed development would therefore constitute permitted development pursuant to the provisions of Class M, Part 7, Schedule 2 of the General Permitted Development Order. The email from planning enforcement dated 23rd July 2025 (submitted with the application) confirms there to be no apparent reason why the proposed development would not comprise permitted development pursuant to that Class. Accordingly, it is our view that certificate of lawfulness of proposed development should be granted.

We trust the attached documentation is sufficient for your purposes. However, please do not hesitate to revert to us should anything further be required at this stage. We look forward to hearing from you.

Yours sincerely,

[redacted]

Kenyon Planning

Planning Portal Submission
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