MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143544/FO/2025
Date registered valid:	8 August 2025
Proposal:	Temporary consent for a mobile food unit (catering van) for period of 12 months to assist the delivery of meals for students
Address:	CHS South, 451 Mauldeth Road West, Manchester, M21 7SX
Ward(s):	Chorlton Park Ward
Applicant:	Mr Andy Park, Prospere Learning Trust
Agent (if any):	Mr Pablo Iglesias, Grated Apple
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**29 September 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 29 August 2025

Standard consultations:
Printed: 15 August 2025 Expired: 6 September 2025

Neighbour notifications
Printed: 15 August 2025 Expired: 6 September 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

The application site relates to CHS South within the Chorlton Park ward of south Manchester. The site relates to a three storey new build development characterised by light red bricks and grey cladding, and a further part single, part two storey building attached to the main building. The school premise benefits from a car park to the front of the school, accessed from Mauldeth Road West and external space for the pupils in the form of playing pitches, a MUGA and a playground immediately to the south of the school building.

The site subject to the current planning application relates to a small area within the hardstand playground to the rear of the main school building (see Figure 1).

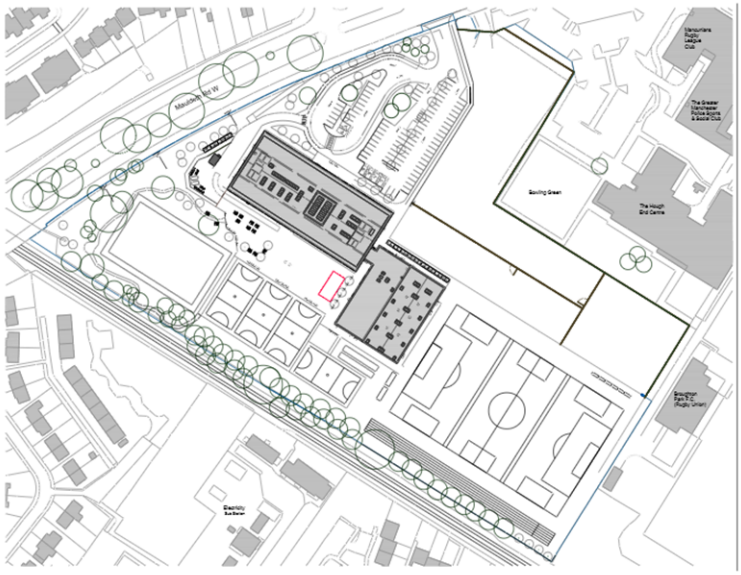

Figure 1, Development site as per the submitted location plan and site edged red

Description of area

The applicant site sits within the context of the school.

The wider context is residential in nature, except for the land to the north east of the site which is a mixed use site consisting of sports and community facilities.

Description of development

The submitted application seeks planning permission for temporary consent for a mobile food unit (catering van) for period of 12 months to assist the delivery of meals for students.

The catering van would be a self-contained van with all electric appliances. The van would have dimensions of Height: 2.9 x Width: 2.1 x Length: 6 metres.

The van would operate between the hours of 10:00am to 2:00pm on school days only.

Such development and consent is sought as the existing school catering facilities are currently unable to meet the demand during lunchtime, resulting in overcrowding and reduced time for pupils to eat and enjoy their breaks. To alleviate this pressure and improve the lunchtime experience, the school proposes to introduce a temporary catering van offering a ‘Grab & Go’ service providing hot and cold meals for up to 200 pupils per day. This provision is intended solely for the benefit of pupils and will allow the school to manage mealtimes more effectively while it explores a longer-term, permanent solution.

Negotiations during the Course of the Application

During the course of the application, the agent provided clarification as to whether the van would be permanently plugged into the mains for consideration by colleagues in Environmental Health.

The agent confirmed the additional waste from the van and food provided from the van would be dealt with by the school's existing waste management and segregation procedures that will be extended to cover any waste generated by the van/ facility.

Planning History

130610/JO/2021-Variation of condition numbers: 22 (Sports Facilities Use Times) to allow the use of the facilities Monday to Fridays 08.30 to 21.00hrs, Saturdays 09.00 to 21.00hrs, Sunday and Bank Holidays 09:00 to 17:00hrs; Condition 23 (Delivery Times) to allow Deliveries, servicing and collections, including waste collections from 06.30 to 20.00hrs, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays; and, condition 21 (school opening times) from 06.30 to 22.00hrs Mondays to Friday; 08.00 to 21.00hrs on Saturdays; and 08.00 to 17.00hrs on Sundays and Bank Holidays - from planning approval reference 124685/FO/2019.
Approved 12.08.2021

CDN/20/0133, CDN/20/0271, CDN/21/0422, CDN/20/0110, CDN/21/0198, CDN/21/0563, CDN/20/0551, CDN/20/0079, CDN/20/0036- Requests to discharge conditions attached to planning permission 124685/FO/2019.

130651/AO/2021-Installation of 2 no. non-illuminated building mounted signs together with free standing non-illuminated vehicle and pedestrian entrance signs.
Approved 28 July 2021.

129336/NMC/2021-Non-material change application to application 124685/FO/2019 to allow amendments to previously approved soft landscaping and planting plans and to car park layout.
Approved 12.03.2021

CHR/0018-Request for temporary revised construction activity working hours in relation to planning permission 124685/FO/2019 comprising allowing works to continue until 21:00 Monday to Friday.
Approved 10.07.2020

124685/FO/2019-Construction of a part three storey, part two storey, part single storey building to provide a new secondary school with associated sports facilities and floodlighting, external landscaping, car park, cycle store and access as well as replacement outdoor provision for a police dog training area and police horse paddocks.
Approved 15 November 2019.

Further planning history can be found prior to the erection of the secondary school.

Consultations & Notification Responses

Local Residents

Local residents were consulted and one response was received with concerns that the proposal would increase the risk of littering and overcrowding as a result of the temporary development.

MCC Environmental Health

Colleagues in Environmental Health reviewed the proposal and requested confirmation if the engine of the van be left running for the duration of its time on site, or whether the engine be turned off once the appliances have been plugged in by the commando plug.

The agent confirmed the internal lights and the appliances in the vehicle will both work off the commando plug and the engine will be turned off when the facility is in use. The engine will be switched off and the vehicle will always be sited in the location shown on the drawing.

Environmental Health confirmed they were happy with such confirmation and had no objections on the scheme.

MCC Flood Risk Management

The following comments were received:
The site is located within Flood Zone 2. A Flood Risk Statement has been provided (dated 08 August 2025), which confirms that:
-The proposed unit is not permanently connected to any mains services, and no excavation, permanent structures or fixed infrastructure is proposed.
-The unit remains mobile at all times and can be quickly relocated or removed from site, in line with the school's emergency planning procedures.
-The van will be unoccupied outside school hours, and there is no residential or overnight use.

On the basis of the above, The LLFA have no objection to the proposed development and no condition is required.

The LLFA request the following informative be attached to any approval granted:
Environment Agency Flood Warning- It is recommended that the development operators sign up for the Environment Agency Flood Warning service and Met Office severe weather warnings email alert service.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective
c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:
Chapter 8. Promoting healthy and safe communities
Chapter 12. Achieving well-designed places

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following the adoption of the Places for Everyone Joint Development Plan.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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.

Of relevance are:
Policy SP1 (Spatial Principles) (last bullet point of the policy removed following the adoption of the Places for Everyone Joint Development Plan).
Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN10 (Safeguarding Open Space, Sport and Recreation Facilities)
Policy EN14 (Flood Risk) (part of policy replaced by PfE Policy JP-S4)
Policy EN 16 (Air Quality) (part of policy replaced by PfE policy JP-S5).
Policy EN18 (Contaminated Land and Ground Stability)
Policy DM1 (Development Management).

Unitary Development Plan

Saved Policies Large elements of the UDP have been superseded by the Core Strategy.

The following saved policies are of relevance in the consideration of this application:
DC26- Development and noise.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The policies of relevance are:
JP- S1- Sustainable development

ISSUES

Principle of Development

The application seeks permission for the temporary consent for a mobile food unit (catering van) for period of 12 months to assist the delivery of meals for students. The School has applied for such development as the existing school catering facilities are currently unable to meet the demand during lunchtime, resulting in overcrowding and reduced time for pupils to eat and enjoy their breaks. To alleviate this pressure and improve the lunchtime experience, the school proposes to introduce a temporary catering van offering a ‘Grab & Go’ service providing hot and cold meals for up to 200 pupils per day. This provision is intended solely for the benefit of pupils

and will allow the school to manage mealtimes more effectively while it explores a longer-term, permanent solution. It is understood that the permanent solution could involve perhaps an extension to the existing school and facilities which the school cannot progress with currently.

Given the proposed van is a temporary solution and given the needs of the pupils, the principle of development in this instance can be supported. The proposal would not result in any additional pupils and so would have no implications in terms of capacity for the school or in terms of parking. However, consideration must be given in relation to amenity implications, the design and appearance, flood risk, environmental implications and the impact on external facilities for the pupils.

Visual /Residential Amenity

The proposal would not create any adverse impacts in relation to visual/ residential amenity. The van would sit within the play ground to the rear of the site. As such, the van would only be visible from the secure grounds of the school and so not be visible from any surrounding properties.

As such, consideration must be given to the impact to the school pupils. Given the 9 metre set away of the van from the school building and associated windows to the east, such structure is not considered to give rise to adverse loss of light implications to those classrooms closest to the development.

The catering van would be a self-contained van and would have dimensions of Height: 2.9 x Width: 2.1 x Length: 6 metres. As such, adequate space would be retained for pupils to utilise the play ground and would not impact the enjoyment of such area.

Overall, the proposal does not give rise to any concerns in relation to amenity, pursuant to Policy SP1 and DM1 of the Core Strategy, and UDP policy DC26.

Design and Scale

The catering van would have dimensions of Height: 2.9 x Width: 2.1 x Length: 6 metres. The van would be standard in scale for such van. Given such van is a temporary solution, the design and scale of such development can be considered acceptable, pursuant to Policy EN1 and DM1 of the Core Strategy.

Environmental Considerations

Environmental Health were consulted on the application and requested confirmation if the engine of the van be left running for the duration of its time on site, or whether the engine be turned off once the appliances have been plugged in by the commando plug.

The agent confirmed the internal lights and the appliances in the vehicle will both work off the commando plug and the engine will be turned off when the facility is in use. The engine will be switched off and the vehicle will always be sited in the location shown on the drawing.

Environmental Health confirmed they were happy with such confirmation and had no objections on the scheme.

Further, the agent confirmed the additional waste from the van and food provided from the van would be dealt with by the school's existing waste management and segregation procedures that will be extended to cover any waste generated by the van/ facility. Bins can be seen in the playground for the pupils' use. As such, given the volume of food produced would not increase and rather the van would assist with its distribution, it is not considered any further detail is required in respect of waste.

The van is to offer a 'Grab & Go' service providing hot and cold meals for up to 200 pupils per day. However, it is understood that no meals would be made in such van and so no concern has been expressed by colleagues in Environmental Health in relation to noise and fume extraction.

The proposal is therefore considered pursuant to Policy EN19, DM1 and EN16 of the Core Strategy and UDP policy DC26.

Flood Risk

The site is located within Flood Zone 2. A Flood Risk Statement has been provided (dated 08 August 2025), which confirms that:
-The proposed unit is not permanently connected to any mains services, and no excavation, permanent structures or fixed infrastructure is proposed.
-The unit remains mobile at all times and can be quickly relocated or removed from site, in line with the school's emergency planning procedures.
-The van will be unoccupied outside school hours, and there is no residential or overnight use.

On the basis of the above, the LLFA have no objection to the proposed development and no condition is required. A suggested informative on the Environment Agency Flood Warning system would be placed within the decision notice within any approval granted.

The proposal is therefore considered pursuant to Policy EN14 of the Core Strategy.

Impact of Playing Fields

The proposed van would be sited on the hardstanding connected with the playground and not on any playing fields or green spaces. As such, the proposal does not give rise to any concerns as per the provisions of Policy EN10 Safeguarding Open Space, Sport and Recreation Facilities of the Core Strategy.

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
The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, information has been supplied for the purpose of clarification, and appropriate conditions have been placed on the approval granted.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse
1a) The planning permission hereby granted is for a limited period only, which shall expire on 03 October 2026.

b) The use/development for which permission is hereby granted is required to be discontinued on or before that date (29 September 2026) and all associated development shall be removed, any use of the land authorised by this permission shall be discontinued, and the land shall be reinstated/made good in accordance with a scheme previously approved within one month of the development being vacated or before the expiration of the period specified in this condition, whichever is sooner.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1 and DM1.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
-Application Form, stamped as received by the City Council as Local Planning Authority on 24 July 2025.
-Location Plan, stamped as received by the City Council as Local Planning Authority on 24 July 2025.
-Drawing- Proposed Site Plan, numbered 25005 AP(90)01 P0, stamped as received by the City Council as Local Planning Authority on 24 July 2025.
-Supporting Information- Planning Statement, stamped as received by the City Council as Local Planning Authority on 24 July 2025.
-Flood Risk Note (Grated Apple, dated 8 August 2025), stamped as received by the City Council as Local Planning Authority on 8 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) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in 'Supporting Information- Planning Statement', stamped as received by the City Council as Local Planning Authority on 24 July 2025.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) The mobile food unit shall not be used outside the following hours:
Monday- Friday: 10:00am to 2:00pm
Saturday- Sunday: None
Bank Holidays: None

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) Environment Agency Flood Warning- It is recommended that the development operators sign up for the Environment Agency Flood Warning service and Met Office severe weather warnings email alert service.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management

33 Chelsfield Grove, Manchester, M21 7SU
31 Chelsfield Grove, Manchester, M21 7SU
27 Chelsfield Grove, Manchester, M21 7SU
25 Chelsfield Grove, Manchester, M21 7SU
15 Chelsfield Grove, Manchester, M21 7SU
1 Chelsfield Grove, Manchester, M21 7SU
8 Weller Gardens, Manchester, M21 7SZ
6 Weller Gardens, Manchester, M21 7SZ
4 Weller Gardens, Manchester, M21 7SZ
2 Weller Gardens, Manchester, M21 7SZ
9 Weller Gardens, Manchester, M21 7SZ
7 Weller Gardens, Manchester, M21 7SZ
5 Weller Gardens, Manchester, M21 7SZ
3 Weller Gardens, Manchester, M21 7SZ
1 Weller Gardens, Manchester, M21 7SZ
42 Pheasant Drive, Manchester, M21 7UN
40 Pheasant Drive, Manchester, M21 7UN
36 Pheasant Drive, Manchester, M21 7UN
34 Pheasant Drive, Manchester, M21 7UN
17 Ploughbank Drive, Manchester, M21 7UB
15 Ploughbank Drive, Manchester, M21 7UB
9 Chelsfield Grove, Manchester, M21 7SU
11 Chelsfield Grove, Manchester, M21 7SU
21 Chelsfield Grove, Manchester, M21 7SU
19 Chelsfield Grove, Manchester, M21 7SU
44 Pheasant Drive, Manchester, M21 7UN
38 Pheasant Drive, Manchester, M21 7UN
19 Ploughbank Drive, Manchester, M21 7UB
13 Ploughbank Drive, Manchester, M21 7UB
49 Chelsfield Grove, Manchester, M21 7SU
43 Chelsfield Grove, Manchester, M21 7SU
35 Chelsfield Grove, Manchester, M21 7SU
29 Chelsfield Grove, Manchester, M21 7SU
23 Chelsfield Grove, Manchester, M21 7SU
17 Chelsfield Grove, Manchester, M21 7SU
7 Chelsfield Grove, Manchester, M21 7SU
5 Chelsfield Grove, Manchester, M21 7SU
3 Chelsfield Grove, Manchester, M21 7SU
47 Chelsfield Grove, Manchester, M21 7SU
45 Chelsfield Grove, Manchester, M21 7SU
41 Chelsfield Grove, Manchester, M21 7SU
39 Chelsfield Grove, Manchester, M21 7SU
37 Chelsfield Grove, Manchester, M21 7SU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: SOUTH AREA