

Comments for Planning Application 142986/VO/2025

Application Summary

Application Number: 142986/VO/2025

Address: Field Of Os South Of Claridge Road Manchester

Proposal: City Council Development - Erection of modular-building, including associated landscaping to provide a flexible space for youth and community activities (Class F.2)

Case Officer: Steven McCoombe

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Group

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I am Chair of the Governing Body of Oswald Rd Primary School and am commenting after discussion of the planning application at last our Full Governing Body (FGB) meeting. Over the past three years the FGB have been consulted by the applicant on the general concept of the proposal and school has inputted some details of school use requirements.

The FGB is supportive of this initiative in principle because it could lead to an improvement in the school's outdoor space and provision. School needs access to a building with toilets on their Field of Os site to enable proper educational use of the site as it is 80m from the main school site. The FGB is supportive with the view that giving up some playing field to this building can enable the rest of the site to be better used by school.

The site is part of the school's playing fields which is wanted and much needed by school. The school's outdoor space (including Field of Os/Pocket Park) is less than half that stipulated in guidelines. We cannot give up more than is necessary to enable use and the development must provide improvements to the outdoor education provision of the school.

This development would enable school to progress its vision for a forest school on the remaining site which can be used by groups of pupils and add to the quality of the curriculum.

The FGB would 'support' the application but were neutral as we have some requirements for the site boundary and process that have not been met yet by the application.

The FGB needs these points to be addressed:

1. School requires the red site line to be moved to the line of the immediate fence around the

building only, dividing the field and the school keeping the remainder as playing field.

2. School requires written explanation of how Section 77 requirement for change of use of school playing fields will be followed.

3. School requires explanation by MCC in writing of the formal process for the change of use. School requires a memorandum of understanding or Heads of Terms agreement capturing this and other points here before planning approval.

4. School requires provision in the terms of the lease to Unity Arts to (1) allow school use of building to an agreed extent (2) Unity Arts are responsible for all building & building site security and maintenance (3) detail what will happen if terms of lease are not met.

This is the statement from school in its vision for the site...

How current and future Oswald Road children could benefit from Unity Arts working there:

The school has always wanted to use the field, but not found a financially viable or practical way to be able to do so.

When we were made aware of the bid being submitted by Unity, we keenly listened and were interested in the investment in both the youth of Chorlton in general and the positive impact it would have on our children's use of the land.

By having a building in place as part of the development, the field will have toilets which are accessible for our children. This overcomes one major barrier for the school not being able to use their own field.

By Unity being in place, our children would benefit highly from inter-generational work, plus our families would benefit from additional creative enrichment opportunities that are currently not available.

Therefore, not only will Chorlton's youth have the significant benefits of the Unity Arts work, but in addition to this Oswald Road children (current and future) and their families will see huge benefits of the school being able to use the land which belongs to them.

Next steps:

The master-plan for the rest of the field is to develop an Oswald Road Primary Forest School provision - made possible by the building that is being put there (by Unity Arts). This is an area of enrichment which is lacking in our school and would be such a massive benefit to children of all ages. Our initial thoughts of developing a forest school provision have come about from feedback we have received from our parents (current and prospective).