

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 objects to the Planning Application

Comment Reasons:

Comment: Response on behalf of Friends of Field of Os Pocket Park

The Planning Statement submitted with the planning application incorrectly states that the friends group are supportive of the proposal - this is not quite the case. The friends group are supportive in principle of a youth / school building on part of the field, but we do not support the proposals as they currently stand.

The group have several concerns regarding the current proposal.

- The scale of the building is larger than expected (and what we were originally consulted on) and we feel it takes away too much of the field for public recreation and sports use.

- Car parking is not appropriate within the field and could be accommodated as allocated on-street disabled parking outside the site.

We understand MCC highways preference is for on-site parking, but we believe the reasoning for this is unsound. 2no. on-street allocated disabled parking spaces on Claridge Road would take up less space than the proposed entrance to the car park. On-street spaces would also be closer to the proposed building entrance than those currently shown within the site boundary.

Additional benefits of on-street parking provision, as opposed to on-site, include: Opportunity to push the building back and retain more of the field for recreation; Addition of 2no. publicly accessible allocated disabled parking spaces for community use, not just for the users of the new building; When the parking spaces are not in use they will provide a passing space on Claridge

Road, and an informal loading and delivery area; Less hard-standing within the site boundary will provide opportunities for Biodiversity Net Gain and enhanced landscaping.

- The building is orientated to face the existing boundary wall, and generally does not have a positive relationship with the field and surrounding park.

The building 'turns its back' on the field with bin storage and 'back of house' services etc. facing the field. The building's active frontage and entrance (or secondary doors) should face onto the field so it feels more open and part of the park.

With some potential alterations to the site layout, the building can make much more of the setting within the field, and enhance the experience of both the park and building users. The park should be seen as an asset to the Youth Hub, and vice-versa, with users able to comfortably 'spill-out' and easily make use of the adjoining green space. Re-orientating the building so it faces out to the field would greatly enhance views for users of the park, and for users of the building when looking from the main windows and doors - providing a much more attractive green outlook towards the field and park, rather than facing inwards towards the boundary wall.

The proposed fencing of the building cuts it off from the field. It may not be necessary to have the long length of unattractive security fencing across the field - but we fully understand the need to secure the building. This could be achieved with gates / fencing which join to the building gable ends and line up with the front facade, so that the rear and sides of the building are fully secure, but the front facade is open to the field (with opportunities for enhanced landscaping to the frontage / interface with the field).

- There is no landscape plan submitted with the application or details of how BNG will be provided within (or outside) the site boundary. There are opportunities for tree planting and other landscape enhancements and screening, but it appears this has not been considered.

- Pedestrian access from Fielden Avenue (including the school) is inadequate, and the proposed access from Oswald Lane is unviable (due to the existing retained tree / root protection area where the gate is proposed). We suggest that a more direct gated access is included from Fielden Avenue (which does not use the existing field gate) to allow more convenient access from the school and park.

- We support the building's sustainable construction methods, but we are unclear if it makes best use of other sustainable technologies such as photovoltaic panels, sustainable water storage and recycling, composting toilets etc. which would provide an exemplar sustainable development more befitting of the Chorlton area, providing learning opportunities for children and the local community.

- The consultation process has been lacking and the community has not been properly informed of

the proposals prior to the application being submitted. There has been no public consultation event or publication of the current proposals to allow meaningful feedback and dialogue with the community. There is no Statement of Community Involvement included with the application.