

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: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Friends of Field of Os Pocket Park statement regarding the proposed Youth building planning application

As some of you may be aware, a planning application has been submitted for a youth building on part of the playing field next to the 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 the proposals as they currently stand.

Background to the project

The planning application has been submitted by Manchester City Council as part of the Youth Investment Fund (YIF) programme. The end user of the building will be Unity Arts who will lease the building from the council. The field belongs to Manchester City Council education department and Oswald Road Primary School are responsible for it. If the planning application is approved, the school will use the new building during the day and for wraparound activities.

The school are not able to use the field as much as they would like due to the lack of toilets, hand washing facilities and changing rooms. There have also been persistent issues with dog fouling which restricts the use of the field for sports and other school activities. Access to green space within the school grounds is limited so the school are keen to use the field on a more regular basis. They have been developing separate plans (not part of this planning application) to use the

field as a forest school and for outdoor teaching activities (supported by the new building). The friends group would also have access to the building to use the toilet facilities, store tools, and use an outdoor water supply.

The Friends of Field of Os have had very limited input into the process of developing the project proposals. The project is being led by Manchester City Council with Unity Arts, and Oswald Road Primary School are the principal stakeholder.

Our concerns

We have several concerns regarding the current proposal and will be responding to the planning application with these points:

- The scale of the building is larger than expected and we feel it takes away too much of the field.
- Car parking is not appropriate within the field and could be accommodated as on-street parking outside the site.
- The building is orientated to face the existing boundary wall, turning its back on the field - the building generally does not have a positive relationship with the field and surrounding park.
- Pedestrian access from Fielden Avenue (and the school) is inadequate, and the proposed access from Oswald Lane is unsuitable (due to the existing tree where the gate is proposed).
- We support the building's sustainable construction methods, but we do not think 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.

If you would like to view the planning application and comment on the proposals please follow this link <https://pa.manchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SWIJ3HBCMNU00>

The planning application consultation period runs until the 27th of June.

Comments are open on this post, but any specific questions and feedback should be directed to Manchester City Council via the above link.