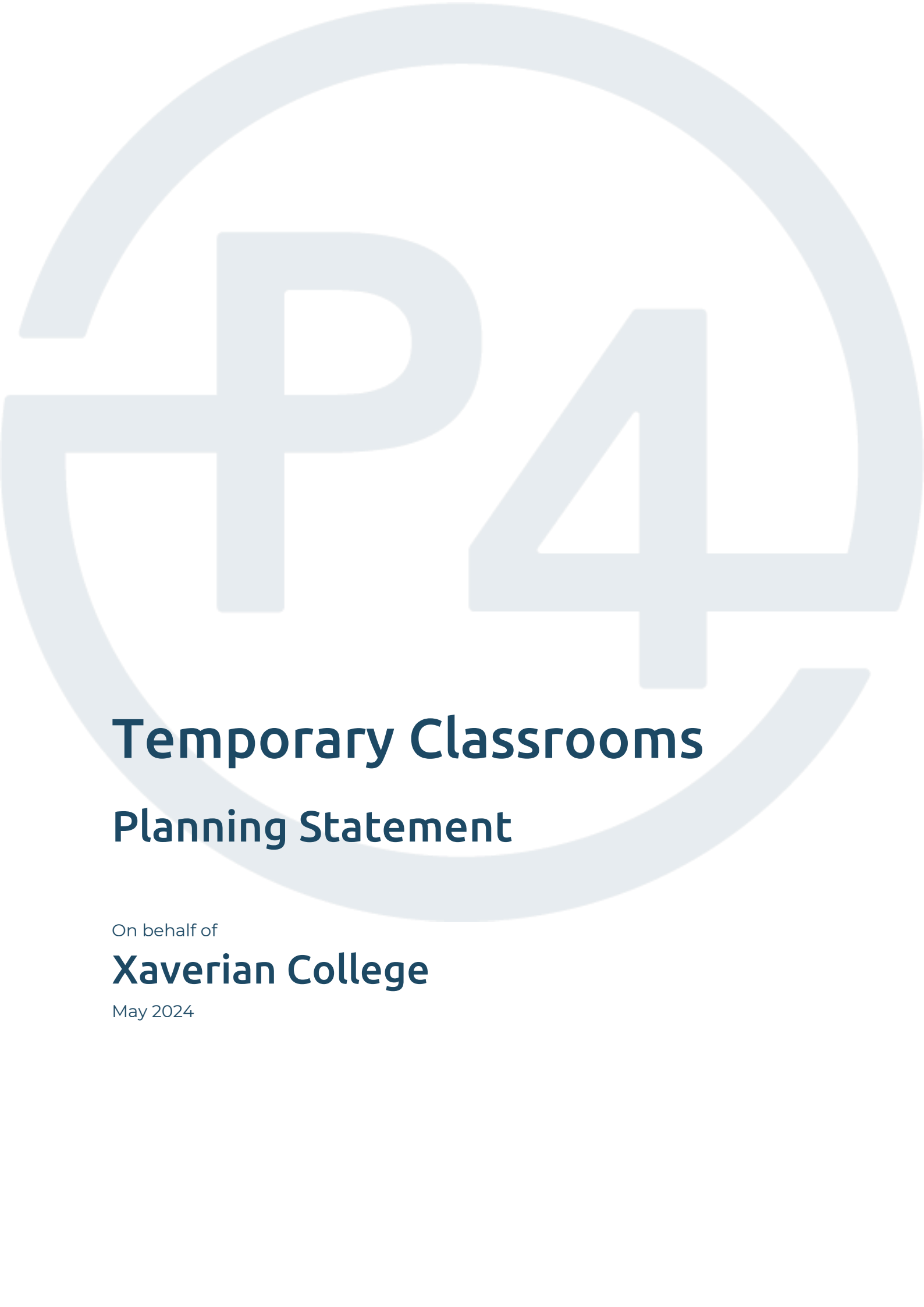




Temporary Classrooms

Planning Statement

On behalf of

Xaverian College

May 2024

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Appendix 1: Planning History

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1. Executive Summary

- 1.1. This Planning Statement has been prepared by P4 Planning Limited on behalf of the applicant, Xaverian College, in support of a full planning application and conservation area consent for the construction of a new two-storey temporary classroom building and the retention of the existing temporary classroom building approved under application 133025/FO/2022.
- 1.2. The application seeks temporary planning permission for a three year period.
- 1.3. Xaverian College is an Ofsted 'Outstanding' Catholic college located on Lower Park Road in Rusholme. It is a popular sixth form college which has grown in recent years, and in the current academic year 2023/24 accommodates almost 3000 students between the ages 16 and 19 from across Greater Manchester. The school reached operational capacity in September 2022, and is expecting increased demand in the coming years. RCU data, which is based on ONS figures, predicts an upper limit population of 3,120 by 2028/29.
- 1.4. Growth in subject areas has been seen across the entire curriculum offer with the most significant increases being in STEM. Since 2018 the number of students studying a STEM subject has increased by 44%.
- 1.5. The original school, known as the Catholic Collegiate was first established by Dr Turner in 1854, and was taken over by the Xaverian Brothers in 1862. Originally based in a house in All Saints, the growing college required new premises and a house in Victoria Park was purchased in 1905. The school was renamed to Xaverian College in 1907.
- 1.6. The increase in pupil numbers and growth in STEM subjects has put pressure on the existing facilities, in particular the science facilities. The need to continue to provide quality pastoral care for the students has resulted in the college looking at reconfiguring their existing provision to better utilise the available space.
- 1.7. The application site and wider school campus is located within the Victoria Park Conservation Area. This application is linked to the proposed re-development of the Xavier Building which no longer meets the requirements of the school, with many of the rooms being too small to accommodate a class, having a number of accessibility issues, and inappropriate internal environmental conditions.
- 1.8. To address the continued predicted increase in student numbers and consequent need for more teaching space, this application proposes the

retention of the existing temporary classroom building on Ward Hall car park and the construction of a temporary classroom block to accommodate additional science classrooms in advance of any phase of development of the Xavier Building.

- 1.9. The new development proposes 4 new classrooms.
- 1.10. Overall, this application will enable the school to deliver necessary additional but temporary teaching space for science classes to accommodate their growing needs and continue to provide excellent teaching for children within Greater Manchester.

2. Introduction

- 2.1. This Planning Statement has been prepared on behalf of Xaverian College by P4 Planning Limited in support of an application for full planning permission and conservation area consent for works at Xaverian College. The application proposes:

'The installation of a new two storey portable building for use as temporary classrooms and the retention of the existing temporary classroom building within the existing car park area of Ward Hall approved under application 133025/FO/2022 both for a period of 3 years'.

- 2.2. This application is accompanied by a series of supporting documents and they should be reviewed alongside this Planning Statement.
- 2.3. The proposed works comprise the installation of a new temporary portable building to act as temporary classroom accommodation along with the retention of the existing temporary classroom building on Ward Hall car park.
- 2.4. The applicant, Xaverian College, is a sixth form college offering education to students aged 16 to 19. The college was founded by the Xaverian Brothers in 1862 and is in Rusholme. The Firwood Building is the college's original building, which has housed the college since 1905 when they relocated from a building on Oxford Road. Over the years, the college has expanded and adapted its campus significantly, with a mix of original buildings and new facilities on site.
- 2.5. This supporting Planning Statement has been prepared to assist the council in their determination of the planning application and serves several purposes. It provides full details of the proposal, and a description of the site background and planning history. It gives an overview of the relevant planning policy context applicable to the site and outlines the key planning considerations by way of justification for this proposal.
- 2.6. The application submission documents and plans have been derived from the Council's planning validation checklist as well as previous application 133025/FO/2022 and comprise the following:
- Application Forms and Fee
 - Existing Site Plan 6217-POZ-Z1-00-D-A-1100_P01
 - Location Plan 6217-POZ-Z1-00-D-A-1000_P02

- Proposed Site Plan 6217-POZ-Z1-00-D-A-1150_P02
- Proposed Floor Plans 6217-POZ-Z1-ZZ-D-A-1200_P02
- Proposed Elevations 6217-POZ-Z1-ZZ-D-A-1300_P02
- Design and Access Statement P02
- Planning Statement
- Heritage Statement 24.2036

Purpose

2.7. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

2.8. The purpose of this Planning Statement is as follows:

- To describe the site and surrounding area.
- To examine any relevant previous planning decisions that have been made in relation to the site.
- To identify any statutory or local planning-related designations affecting the site.
- To provide details of the scheme that is now being brought forward.
- To outline the other documents submitted in support of the proposals.
- To summarise the relevant planning policy and material considerations relevant to the proposals.
- To consider the proposed development having regard to planning policy and other material considerations
- To demonstrate the public benefit of the proposed education provision for Xaverian College and students across Greater Manchester.

3. Site Surroundings and Planning History

Site and Surroundings

- 3.1. The Xaverian College campus is situated on Lower Park Road in Rusholme, within the Rusholme District Centre, an inner-city area two miles south of Manchester City Centre.
- 3.2. The college comprises of two roughly rectangular parcels of land on adjacent sides of Lower Park Road. The main parcel is roughly 2.3Ha and sits to the west, while the smaller parcel to the east measures at 0.7Ha, combining to a total area of over 3Ha.
- 3.3. Ward Hall itself is situated on the east side of Lower Park Road and is set back from the road.
- 3.4. The entire Xaverian College campus is located within the Victoria Park Conservation Area and the Conservation Area benefits from a high number of listed buildings and heritage assets.
- 3.5. The college is located to the western boundary of the Conservation Area. The north and eastern areas of the designation contain residential land uses, both private homes and university accommodation. Similarly, to the south of the campus consists of primarily residential uses, with the distinctive circular shaped Park Crescent green space directly south of the college. To the west of the college site is Wilmslow Road home to a plethora of restaurants and takeaways.
- 3.6. The application site comprises a 278m² parcel of land situated within the north-east corner of the Xaverian College campus within the car park adjacent to Ward Hall which is a Grade II Listed Building.

Relevant Planning History

- 3.7. The college has been at the Victoria Park campus since 1905, and over the years, the campus has undergone significant growth to meet the changing needs of the college as it seeks to accommodate additional student and modern teaching requirements.

- 3.8. The full extent of this history is outlined in **Appendix 1** but the most relevant and application is referred to below.
- 3.9. Application 133025/FO/2022 was approved with conditions on 5 May 2022 for the installation of a two storey portable building for a period of 3 years for use as temporary classrooms within the existing car park area of Ward Hall.
- 3.10. The need for the additional temporary classrooms for that application was to help facilitate the re-development of the Sunbury Building and due to the continuous uplift in the 16 - 19 demographic in Manchester, improved grading outcomes for Year 11 students and a clear appetite from school leavers to continue in full time education which has meant the College at the time had a student population of 2,596. That number on roll placed the College at operational capacity, and indications from the September 2022 enrolment process, coupled with expected progression from Year 12 to Year 13 indicated that the College required four extra general teaching spaces from the start of the next academic year.
- 3.11. In late 2021 the College was approached by Manchester City Council to discuss options in accommodating additional numbers of 16 - 19 year olds from across the City. The numbers of 16 - 19 learners are expected to grow through to 2028 and the City currently has a lack of educational places within the post 16 sector to accommodate these young people.
- 3.12. The College submitted application 133025/FO/2022 to site temporary teaching accommodation to meet immediate need, whilst an ongoing strategic review of its estate seeks to confirm a long-term approach to accommodating additional students as well as improving teaching accommodation.

4. The Proposal

- 4.1. This planning application is submitted in full, with conservation area consent for the installation of a temporary two storey classroom building and retention of the existing temporary classroom building in Ward Hall Car Park.
- 4.2. Please see the Design and Access Statement which accompanies this application for further detailed information on the appearance of the temporary building.

Existing Temporary Classroom building

- 4.3. No works are being undertaken to the existing temporary classroom building, and this application is purely seeking its retention for a further temporary period.

New Temporary Classroom building

- 4.4. The ground floor of the proposed temporary building will house two classrooms (Classroom 1 and Classroom 2).
- 4.5. There would be a fire/emergency exit from Classroom 2 and from the communal entrance and exit into the temporary classroom building.
- 4.6. One set of stairs provides access from the ground and first floor. At first floor level, the application proposes two more classrooms (Classroom 3 and Classroom 4). Another emergency exit would be provided from Classroom 4 down an external staircase.
- 4.7. The proposed design would match the appearance of the existing temporary classroom building already approved under application 133025/FO/22. This would comprise of an index roof finish in grey, coloursteel cladding in goosewing grey with strips of fascia coloursteel cladding in merlin grey.

5. Relevant Planning Policy

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan in this case comprises the Manchester Local Plan (July, 2012), the saved policies of the Manchester Unitary Development Plan (1995) and Places for Everyone Joint Development Plan (2024) (PfE).
- 5.2. The key planning policies and relevant supplementary guidance applicable to the proposals are referred to below, including relevant elements of the National Planning Policy Framework 2023 (NPPF).

Manchester City Council Core Strategy (2012)

- 5.3. Policy CC9 refers to design and heritage. It states that *'development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments'*. It goes on to explain in 8.53 that the City's Conservation Areas are intrinsic to Manchester's identity and sense of place. Development plans that are not contextually responsive should not be supported by the Council.
- 5.4. The Core Strategy's Policy EN1 outlines the considerations developers are expected to make for the city's heritage assets. It defines eleven character areas in Manchester. The 'Southern Character Area' is one of these, which is characterised by its historic district centres, one of these being Rusholme. Development is required to retain this identity. Additionally, it is stated that *'opportunities for good design to enhance the overall image of the City should be fully realised'*.
- 5.5. Policy EN3 sets out that *'the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods'*.
- 5.6. Policy T2 sets out that car parking standards are a maximum, while cycle and disabled car parking standards are minimums. For higher education, the minimum number of disabled car parking spaces is decided on a case by case basis.

Extant Unitary Development Policies (1995)

- 5.7. Policy DC18.1 advises that careful consideration will be given to applications within Conservation Areas. Proposals must look to preserve and enhance the character of an area's assets. This includes:
- a. 'The relationship of new structures to neighbouring buildings and spaces,*
 - b. The effect of major changes to the appearance of existing buildings,*
 - c. The desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees),*
 - d. The effect of signs and advertisements, and*
 - e. Any further guidance on specific areas which has been approved by the council'.*
- 5.8. The plan goes on to highlight planning considerations for listed buildings under Policy DC19.1. It is noted that this is to aid the protection of the City's built character and heritage. It states that planning permission will not be permitted for *'any external or internal alteration or addition to a Listed building where in its opinion, there would be an adverse effect on its architectural or historic character'.* In addition to this, plans should *'seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features'.*

Places for Everyone (2024)

- 5.9. PfE seeks to support long term economic growth along with promoting prosperity for all residents and places in a sustainable way in a wide variety of ways. The Plan sets out that such measures include supporting improvements in education and research facilities.
- 5.10. PfE recognises that knowledge is a fundamental component of personal freedom and social inclusion, enabling people to take advantage of opportunities and expanding the choices available to them. The aim of ensuring that everyone can contribute to, and benefit from, economic growth can only be achieved if residents have the necessary skills. As technological advances accelerate, learning throughout life will become even more important.
- 5.11. More specifically, Policy JP-P5 (Education, Skills and Knowledge) sets out that significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted, including by:

- 1) *Enabling the delivery of new and improved accessible facilities for all ages, such as early years, schools, further and higher education, and adult training to ensure our workforce is ready to benefit from new employment opportunities;*
- 2) *Ensuring the delivery of sufficient school places to respond to the demands from new housing.*

National Planning Policy Framework (2023)

- 5.12. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and is a material consideration of significant weight in the determination of this application. At the heart of the NPPF is the presumption in favour of sustainable development.
- 5.13. Paragraph 11 sets out that planning decisions should apply a presumption in favour of sustainable development. For decision making this means approving development proposals that accord with an up-to-date development plan without delay.
- 5.14. Paragraph 38 confirms that '*local planning authorities should approach decisions on proposed development in a positive and creative way, working proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area*'.
- 5.15. The NPPF also identifies, at paragraph 99, that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities, stating that:

'It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive positive and collaborative approach to meeting this requirement, and to development that will widen the choice in education, they should:

- a) *give **great weight** to the need to create, expand or alter schools through the preparation of plans and decisions on applications, and*
 - b) *work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted*'.
- 5.16. Paragraph 194 sets out national policy for heritage assets. It emphasizes that the local planning authority should require an applicant to '*describe the significance*

of any heritage asset affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

- 5.17. Paragraph 201 obliges local authorities to *'identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset), taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.*
- 5.18. In determining planning applications, Paragraph 203 states that local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability'.*
- 5.19. Paragraph 205 highlights that, *'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.*
- 5.20. The scale of impact of proposed developments is considered in Paragraph 208: *'where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefit of the proposal, including, where appropriate, securing its optimum viable use'.*
- 5.21. Paragraph 213 recognises that not all elements in a conservation area may contribute to its significance. It is only when the loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area *'should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element*

affected and its contribution to the significance of the Conservation Area' as a whole.

National Planning Policy Guidance

- 5.22. The NPPG comprises a number of online planning practice guidance notes. One of particular relevance to this proposal is the 'Healthy and Safe Communities' guidance which was published in July 2019.
- 5.23. This planning guidance provides recommendations in relation to supporting the delivery of sufficient school places to meet the needs of existing and new communities. It states that local authorities with education accountabilities forecast the need for new school places, taking into account birth rates, the effects of parental choice and estimate additional needs from new housing with reference to pupil numbers from recent developments and other evidence.
- 5.24. Within the guidance, it sets out that conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets.
- 5.25. Local planning authority plans should *'set out a positive strategy for the conservation and enjoyment of the historic environment. In developing their strategy, plan making bodies should identify specific opportunities within their area for conservation and enhancement of heritage assets, including their setting'*. It further states that *'this could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard to prevailing styles of design and use of materials in a local area'*.
- 5.26. The guidance provides the definition of 'significance' in relation to heritage as *'the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 5.27. Significance is important in decision making because it is necessary to understand the potential impact and acceptability of development proposal which may result in heritage assets being affected by direct physical change in their setting. By ensuring an understanding of significance of the heritage asset and its setting from an early stage, it can help to avoid or minimise harm. This should be done through the analysis of relevant information to get a clear understanding of the affected asset, the heritage interests represented in it and

their relative importance. The guidance recommends an early appraisal to help identify constraints and opportunities to assist in identifying alternative development options, that will both conserve the heritage assets and deliver public benefits in a more sustainable and appropriate way.

- 5.28. The guidance states that applicants are expected to describe the significance of any heritage asset affected, including their contribution made by their setting. In addition, an analysis of the significance of the asset and its setting, and where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than sufficient to understand the potential impact of the proposal on its significance.
- 5.29. In relation to setting, the guidance states that all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. It is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. When considering applications which may affect the setting of a heritage asset, the local planning authority needs to consider the implications of cumulative change.

6. Key Planning Considerations

6.1. The key planning considerations arising from the proposed development relate to:

- The principle of development
- The need for the development
- The impact of the proposed development on designated heritage assets
- Impact on parking
- Key benefits

The principle of development

6.2. As outlined in the NPPF at paragraph 95, Local Authorities are encouraged to *'give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications'*.

6.3. By virtue of the wider site's planning history (with reference to application 133025/FO/2022), the principle of the proposed temporary classroom accommodation has already been established. The retention of the existing temporary classroom building for a further temporary period and the provision of the additional proposed temporary classrooms will further enable the re-provision of education facilities serving Xaverian College in the short term. It is also critical to facilitate continued education through the ongoing period of redevelopment works at Sunbury and Xavier buildings within the wider campus, which will deliver high quality educational facilities on a permanent basis.

6.4. The proposals are therefore directly in line with objectives of the Core Strategy, specifically Policy SP 1, as well as Policy JP-P5 of PfE and the objectives of the NPPF. As such, the principle of development is considered acceptable.

The need for the development

6.5. The college currently hosts 2,885 students, with intake from 140 secondary schools across Greater Manchester. In September 2022, the college reached operational capacity. RCU data, which is based on ONS figures, predicts a steady increase in numbers over the coming years, with an upper limit population of 3,605 by the 2030/31 academic year. With this predicted influx in student numbers there is an increased pressure on existing infrastructure, including the demand for more general teaching classroom space.

- 6.6. There has been an extensive optioneering exercise to investigate how this increased demand in student places will be accommodated. The applicant has previously undertaken an analysis of all existing buildings and land within the school's ownership (**Appendix 2**) which identifies the programme of estate management and evolution for Xaverian College to meet its future needs.
- 6.7. Since the publication of this document, Xaverian College has secured consent for the redevelopment of the Sunbury building (which will shortly commence) and is engaging in pre-application discussions with the Council to discuss the proposed re-development of the Xavier Building.
- 6.8. The fundamental aim of the estate management programme is founded on the need to replace unsuitable accommodation with more modern facilities to meet the future needs and requirements of the college.
- 6.9. For example, the purpose behind the re-development of the existing Sunbury building was that it was found to be unsuitable for educational purposes, with many of the rooms being too small. The facilities were restricting to class sizes and inaccessible for wheelchair uses. There were a number of accessibility issues and inappropriate internal environmental conditions. The college is also in specific need for science classrooms, which that proposal intends to meet.
- 6.10. The new Sunbury building (approval reference 137030/FO/2023) is programmed to be open in summer 2025, when the College will welcome students to a new, eight classroom and four laboratory building which will facilitate the increase in students taking STEM subjects.
- 6.11. The redevelopment of Sunbury was a joint DfE and Xaverian College capital project that is only one phase of the investment to enhance the Xaverian College estate. Facilitating this project has already resulted in the introduction of temporary accommodation to land on the adjacent St Edward's Parish Church site and to the front of the Ward Hall building.
- 6.12. The application to retain and for the provision of additional temporary teaching accommodation in Ward Hall car park forms another important segment of the broader plan of sustained investment at the College to increase student capacity to accommodate the increasing enrolment numbers and improve teaching facilities to meet education needs.
- 6.13. The next element of the wider development programme will be to focus on the redevelopment of the Xavier building which has been found unsuitable and redundant to meet the future needs and demands of the college. The further re-

development of the college will facilitate continued modest increases in student numbers, provide fit for purpose general teaching accommodation, and further improve science provision at the College.

- 6.14. The need to create, expand or alter schools should be given great weight in accordance with Paragraph 99(a) of the NPPF.

The impact of the proposed development on designated heritage assets

- 6.15. In assessing the impact of the existing temporary classroom building on the Conservation Area, under the previous application 133025/FO/2022, the council stated that:

'The design and form of the proposed temporary building is a simple one reflective of its temporary nature. Given the elevated position of the car parking, the height of the two storey temporary building and where it is to be located it will be visible and prominent within the street scene particularly when travelling south along Lower Park Road and east along Regent Road. There will be impacts as a result but given the temporary nature of the proposal that it is set back from the road frontage and would be sited in front of a modern extension to Ward Hall, it is considered that the proposed building would give rise to less than substantial harm to the Victoria Park Conservation Area, this level of harm is outweighed by the public benefit derived from the proposal which as set out within this report would provide required additional educational facilities to an existing establishment'.

- 6.16. This new application to retain and add a further block of temporary classrooms is supported by a detailed Heritage Statement prepared by Paul Butler Associates which considers the significance of the relative heritage assets and the level of any harm that would arise to that significance.
- 6.17. It identifies that the proposed development has the potential to impact upon four Grade II Listed Buildings (namely Ward Hall, Greygarth Hall, Park House and Marylands) and Victoria Park Conservation Area.
- 6.18. The analysis finds that the proposed development will have a low adverse (and temporary) impact on two of the listed buildings (Ward Hall and Marylands) and on the Conservation Area and, as such, these impacts should be weighed against the public benefits of the proposal.

6.19. The Heritage Assessment concluded that:

'Considering the impacts together, it is considered that the application proposal will have a low adverse (temporary – neutral impact upon identified heritage assets. On this basis and in accordance with national and local planning policy the scheme is judged to be acceptable from a heritage perspective'.

6.20. From a heritage perspective, the proposed scheme accords with the relevant provisions of the NPPF, the Manchester Core Strategy and specifically Policy EN3 (Heritage), the Saved Policies of the Unitary Development Plan Review (DC18.1 Conservation Areas and DC19 Listed Buildings).

Impact on parking

6.21. It is acknowledged that the proposed development will result in the loss of parking spaces, but this is for a temporary period.

6.22. The application site is located within a sustainable location and it is accessible by a range of transport modes including cycling, walking and bus services.

6.23. As part of the current construction works to the Sunbury Building, the car park immediately adjacent to it has been designated as a construction compound. During this time, the College has continued to facilitate parking for all staff onsite through efficient use of both the Ward Hall and Teresa Quinn car parks together with additional off-street parking through a licensing of land to the side and rear of the adjacent St Edward's Parish Church.

6.24. Very few students have use of a motor vehicle (students being 16-19 years of age) and the majority of young people attending the College utilise the 'Our Pass' travel initiative for Greater Manchester.

6.25. The majority of staff working at the College are full time and there is little flow of staff vehicles on or off-site during teaching hours. This allows the College to maximise parking space.

6.26. The local area is designated permit only on-street parking with a minority of staff having approved permits. The College does not anticipate any impact on parking different to the current status quo.

Key benefits

- 6.27. The primary benefit of the proposed development is the ability for the temporary classrooms to meet the educational needs of the increasing enrolment of students.
- 6.28. The development will help the school deliver the wider expansion programme in providing upgraded facilities and enhanced education.
- 6.29. The temporary classrooms will support the operation of the College and help secure the long term education needs of the College.
- 6.30. The proposed buildings are temporary in nature and would be accommodated without negatively impacting on any existing permanent structure or landscape features.
- 6.31. The Heritage Assessment submitted in support of this application has identified that the proposed development is judged to be acceptable from a heritage perspective.
- 6.32. Once the Sunbury Building redevelopment is built, the existing science department will be moved from the Xavier Building into the new Science Building. The proposed Science teaching and Religious Education teaching and college operations will then be relocated from the temporary classrooms into the newly available space once completed in the Xavier Building. The temporary units will then be removed.
- 6.33. Overall, the proposed development will introduce enhancements which are critical to Xaverian College in terms of improving teaching capability and student experience across Greater Manchester. These improvements comprise a significant public benefit, to which '*great weight*' should be attached in the overall planning judgement in accordance with NPPF paragraph 99(a).

7. Conclusion

- 7.1. The application seeks planning permission for the installation of a two-storey temporary classroom building and retention of the existing temporary classroom building on a temporary basis for 3 years.
- 7.2. The development is critical to meeting the current and future needs of the college and will have a significant positive impact on the delivery of the college curriculum.
- 7.3. The college has reached operational capacity and is predicted to experience continued levels of interest in coming years.
- 7.4. The need to create, expand or alter schools should be given great weight in accordance with Paragraph 99(a) of the NPPF.
- 7.5. The impacts of the development primarily relate to the temporary visual impact on the setting of the adjacent listed building (Ward Hall) and on the character of the Conservation Area. As a temporary feature, the Heritage Statement concludes that the overall heritage impact is a low adverse (temporary) to neutral impact and, in accordance with NPPF p208 should be weighed against the public benefits in the overall planning balance.
- 7.6. The impact on loss of car parking spaces has already been effectively managed through the College's management of staff parking and the site is located within a sustainable and accessible location.
- 7.7. The critical need for additional school places and for improved facilities comprises a significant public benefit which weighs heavily in favour of approval, against the less than substantial impact of the proposed temporary building on the significance of the heritage assets.
- 7.8. Overall, the proposed scheme generally accords with relevant provisions of the NPPF; the Manchester Core Strategy (Policy EN3 Heritage); the Saved Policies of the Unitary Development Plan Review (DC18.1 Conservation Areas and DC19 Listed Buildings) and PfE (2024).
- 7.9. On this basis and in accordance with national and local planning policy the proposed application should be deemed acceptable from a heritage perspective.

7.10. In conclusion there are a series of compelling public benefits which weigh in its favour including:

- the delivery of new classroom accommodation to meet operational needs;
- educational benefits for Manchester students;
- temporary employment benefits during the construction work; and
- facilitating the wider investment plans for the college estate.

7.11. For the reasons set out above, the proposed development is in general accordance with national and local policy and we would be grateful if the application could be approved without delay, to ensure the continuity of the curriculum during the enhancements to the wider college estate.

Appendices

Appendix 1: Planning History

Reference	Date	Description	Decision	Building
Ward Hall				
F14783/LB	01/04/81	LISTED BUILDING CONSENT Demolition of buildings at rear of Ward Hall.	Refused	Ward Hall
074360/LO/2004/N2	05/04/05	LISTED BUILDING CONSENT External alterations involving installation of new entrance works and internal alterations for disabled access	Approved	Ward Hall
099894/CC/2012/S1	28/08/12	CONSERVATION AREA CONSENT for partial demolition of boundary wall adjacent to Ward Hall car park together with the widening of the vehicular entrance	Approved	Ward Hall
102300/LO/2013/S1	24/06/13	LISTED BUILDING CONSENT for the repair, alteration, refurbishment and extension of Ward Hall and conversion of a range of three associated outbuildings for educational purposes (use class D1), following the selective demolition of two existing extensions and the remains of an outbuilding	Approved	Ward Hall
105748/LO/2014/S1	25/09/14	Listed Building Consent for erection of three-storey extension to existing annexe (under construction) to form additional educational facility (Class D1), and associated hard landscaping and reconfiguration of car parking area following removal of temporary classrooms	Approved	Ward Hall
133025/FO/2022	05/05/22	Installation of two storey portable buildings for a period of 3 years for use as temporary classrooms within the existing car park area of Ward Hall	Approved	Ward Hall
Marylands				
055854/FO/CENTL1/99	30/03/99	Refurbishment of existing building, minor demolition of later additions and new extension to form new nursery with fencing.	Approved	Marylands
106925/LO/2014/S1	29/05/15	Listed Building Consent for erection of single storey monopitch extension to form new, open plan, dining area, internal and external alterations to existing ancillary building to the Maryland's villa currently serving as a nursery to accommodate new kitchen, servery and toilets together with demolition of internal partition walls	Approved	Marylands
Ryken				
061265/LO/NORTH2/01	03/05/01	LISTED BUILDING CONSENT Erection of a part two/part three storey building to form an independent learning centre	Not Development	Ryken
Mayfield				
071710/FO/2004/N2	05/08/04	Erection of a three-storey building for educational purposes with parking for 21 cars following demolition of existing workshop	Approved	Mayfield

071711/CC/2004/N2	05/08/04	CONSERVATION AREA CONSENT for the demolition of workshop building at boundary next to the industrial estate to enable the erection of a 3-storey building for educational purposes	Approved	Mayfield
Redclyffe				
096375/FO/2011/S1	22/07/11	Erection of two storey extension to the Redclyffe Building to form additional educational facilities	Approved	Redclyffe
098938/CC/2012/S1	03/07/12	Conservation Area Consent for the demolition of existing boundary wall to facilitate amended landscaping works	Approved	Redclyffe
Other				
045776/FO/CENTL2/94	21/07/94	Extension to the laboratory building to form an enclosed fire escape	Approved	n/a
061999/LO/NORTH2/01	06/03/02	LISTED BUILDING CONSENT Internal refurbishment of sanitary accommodation and associated areas plus installation of platform lift to storeroom	Approved	n/a
074352/LO/2004/N2	10/05/05	LISTED BUILDING CONSENT for internal and external works to provide disabled access	Approved	n/a
095386/FO/2011/S1	29/03/11	Erection of single storey building adjacent to main entrance, elevational alterations to maintenance office and dining hall and replacement of existing main entrance gateposts and boundary wall following demolition of existing walls, gateposts and existing building adjacent to the main entrance	Approved	Maintenance Office + Firwood Building
095403/CC/2011/S1	29/03/11	CONSERVATION AREA CONSENT for the demolition of single storey building adjacent to the main entrance together with demolition of boundary wall and gate posts adjacent to the main entrance	Approved	Maintenance Office+ Firwood Building
123274/FO/2019	09/09/19	Erection of a 2-storey teaching block and re-arrangement of the associated car park	Approved	New Teaching Block
061140/LO/NORTH2/01	23/03/01	LISTED BUILDING CONSENT Demolition of single storey lobby, and erection of a single storey extension to form student services, and erection of wings to refectory.	Approved	n/a

Appendix 2: Xaverian College optioneering document

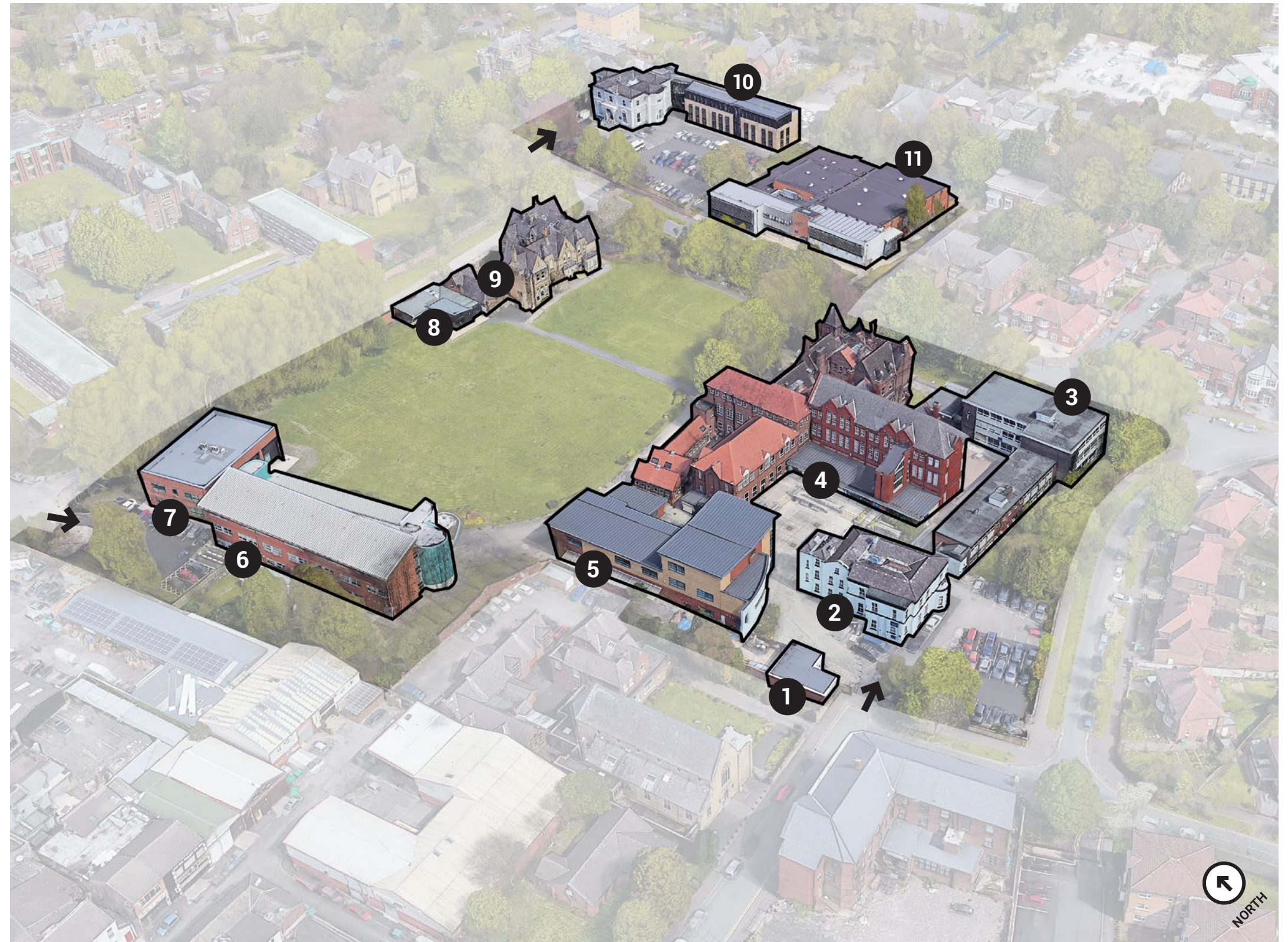
Xaverian College.

Post 16 Capacity Funding Application

Existing Site.

Xaverian Campus Buildings

1. Estate Workshop / Gatehouse
Staff spaces
2. Sunbury
RE (Pastoral)
3. Xavier
Science
Lecture Theatre
4. Firwood (*Grade II Listed*)
General Teaching (main block)
Admin Spaces
Social / Dining & associated kitchens.
Chapel
5. Ryken
General Teaching
Main Reception
LRC (Library)
6. Mayfield
General Teaching
7. Theresa Quinn
General Teaching
8. The Pavilion
Social / Dining
9. Marylands (*Grade II Listed*)
General Teaching
10. Ward Hall (*Grade II Listed*)
Art / DT / Graphics
11. Birtles
Main Hall / Exams
Performing Arts
Sport



Google Earth View of Xaverian Campus

Statement of need.

Capacity Statement, provided by Xaverian College.

The College has, in recent years, looked at variety of options to enable modest growth in student numbers with a prediction (made in 2018) of a total College population of 2475 by 2025. Working to gradually increase capacity, in September 2021 the College opened the 8 classroom Teresa Quinn building. However, a very healthy enrolment in 2021 meant that the College needed to continue to address capacity constraints and temporary classrooms were installed during the summer of 2022. In autumn 2021 the College was made aware of significant demographic growth across the Greater Manchester region indicating that the College could expect a student population of between 2842 and 2899 in the 2022/23 academic year rising to a projected figure of 3120 in 2028/29. As of September 23rd, 2022, the College had a student population of 2915. Analysis by consultants has identified a 2500m2 shortfall in accommodation based on current and predicted numbers of students.

Xaverian attracts students from across the Greater Manchester region, with around 62% of current students residing in the City of Manchester. The vast majority of young people attending Xaverian come from the most economically deprived areas of both the city and the Greater Manchester region.

Growth in subject areas has been across the entire curriculum offer with the most significant increases being in STEM. Since 2018 the number of students studying a STEM subject has increased by 44.4%. Outstanding teaching together with Gatsby benchmarked CIAG means that virtually every student at Xaverian moves on to a positive destination, the majority gaining a university place for undergraduate study. This summer, 13% of Xaverian students gained a university place facilitating a progression path to an allied health career. The College is committed to ensuring the education it provides to the young people of Greater Manchester matches the employment and skills needs of the region.



Marylands Building on Xaverian College Campus (Grade II Listed)



Xaverian College Green



Ward Hall Building on Xaverian College Campus (Grade II Listed) & The Ward Hall extension.



Site Location Diagram

Recent works carried out to meet capacity demand.

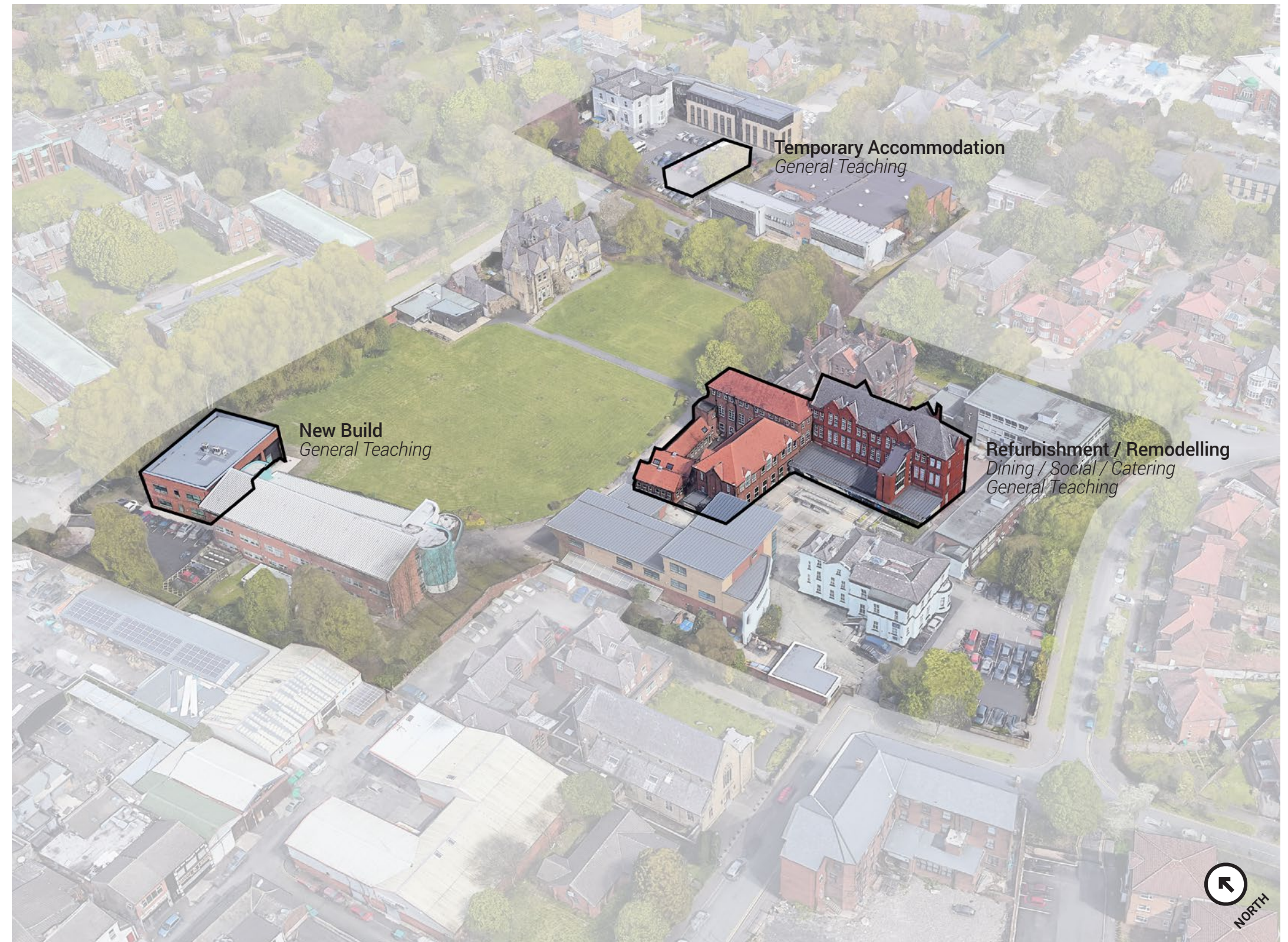
Works carried out to meet capacity demand

As noted on p3, there is demand for more general teaching, to meet the Colleges capacity demands. This has so far been provided through:

- New Build Theresa Quinn building
- Refurbishment / Remodelling of Firwood
- Extra temporary accommodation classrooms provided on Ward Hall car park

Extra pupil capacity has placed pressure on the social / dining facilities, this has been addressed so far through:

- Refurbishment / Remodelling of Firwood



Google Earth View of Xaverian Campus

Findings

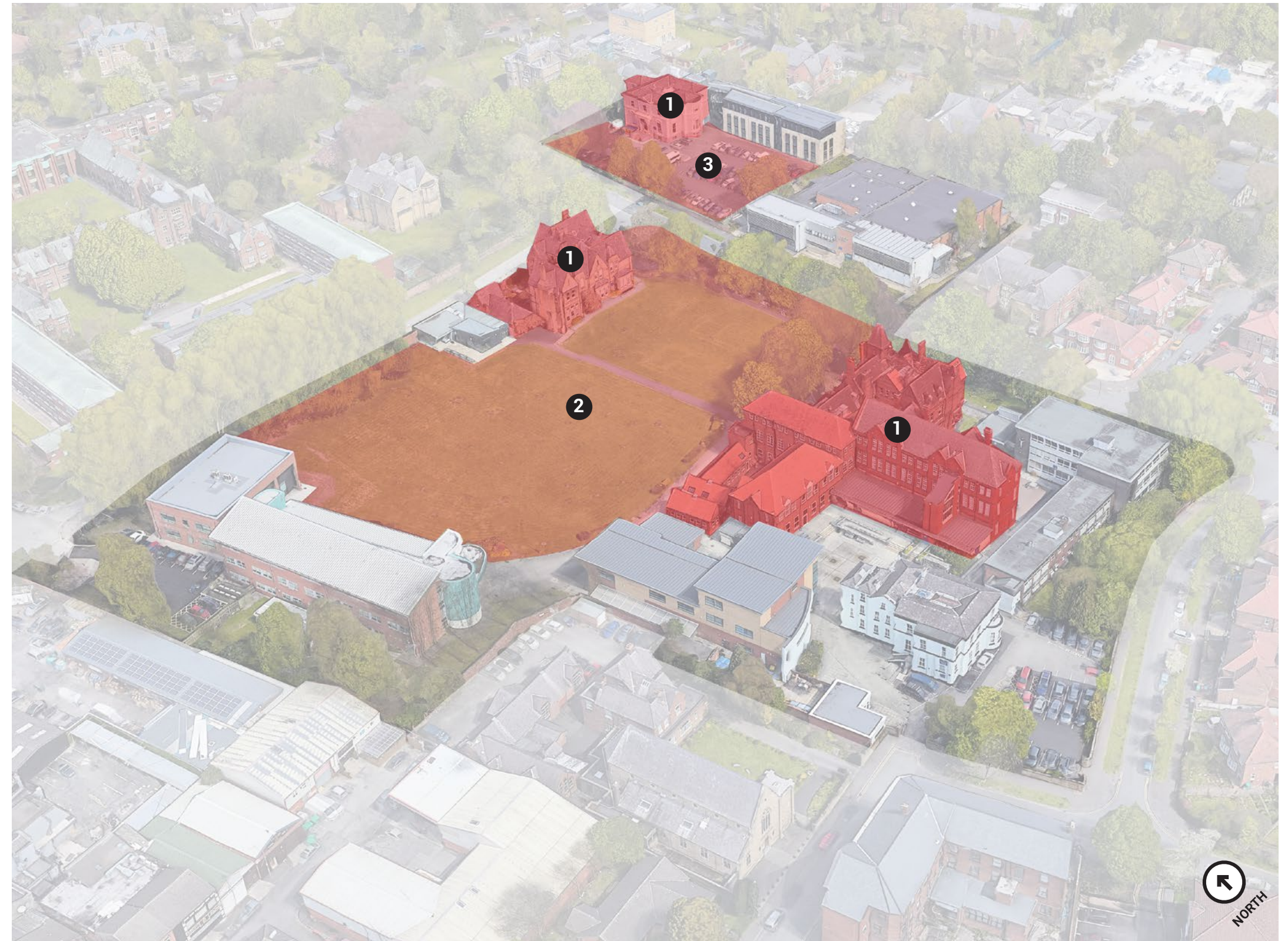
Despite recent works, there continues to be a need to expand the buildings in order to meet the growing capacity demands of the College (refer to p3).

Development Constraints: Conserving Heritage.

Xaverian College Existing Heritage Constraints

Not available for development: Listed Buildings and their curtilages.

- 1 Buildings.** **Firwood, Marylands, Ward Hall.** Grade II Listed Buildings. Undesirable to demolish, refurbish or extend (to preserve local heritage assets).
- 2 Site.** Only grass provision for the college, necessary for pupil amenity. One of the only remaining open green spaces in the conservation area and the historic 'cricket' setting for Grade II Listed Marylands Building. Should be retained to preserve character of conservation area and setting of listed building.
- 3 Parking.** Open Parking Area. Desirable to retain open nature to preserve the setting of the Grade II Listed Ward Hall building. Also, this is the main parking area for the College and is required as part of the College function.



Google Earth View of Xaverian Campus

Development Constraints: College Function.

Xaverian College Existing Functions Constraints



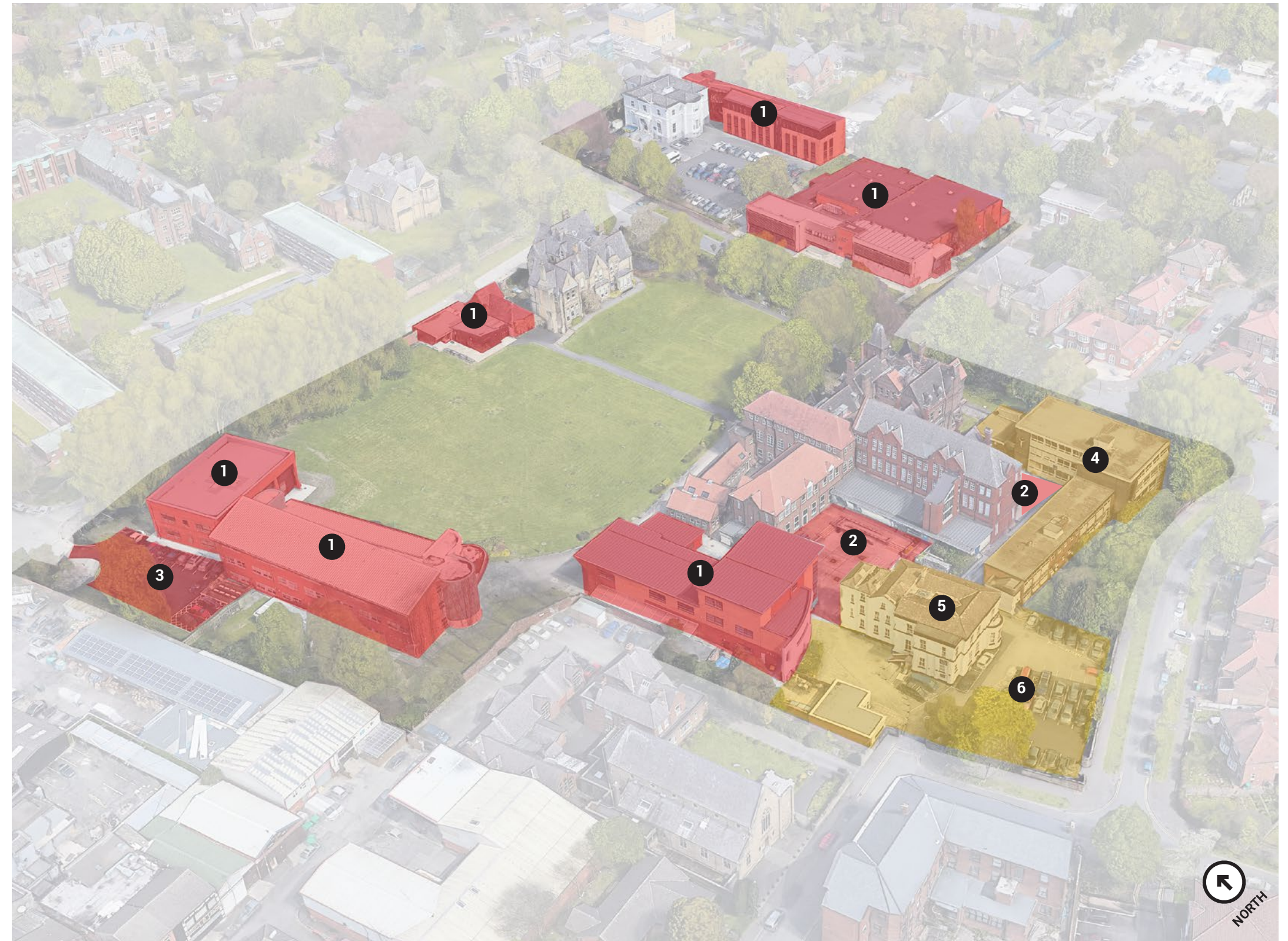
Not available for development: Functional college buildings / land.

- 1 Buildings.** These buildings are in a good state of repair and well used by the college. No available adjacent space for an extension and not structurally viable for vertical extension. Development of these buildings is not operationally feasible due to curriculum disruption.
- 2 Site.** There is very limited hard surface provision for the college. This must be retained for pupil social amenity.
- 3 Parking.** This area includes a sub station; access & turning space must be retained, therefore leaving no remaining space available for development.



Potential area for development: Less well used college buildings / land.

- 4 Xavier Building.** Building has little heritage value and is in a poorer condition than remaining college buildings, therefore could be a potential development opportunity. **However,** as the only campus building which hosts the science curriculum, any redevelopment of this building is not operationally feasible due to curriculum disruption. It is also not financially viable to demolish and replace due to specialist temporary accommodation costs of science labs.
- 5 Sunbury Building.** Residential nature of the original building provides classrooms which are undersized and inefficient for teaching. **However,** the older building is situated within a conservation area and it is therefore not desirable to demolish, unless there is no other viable option.
- 6 Car Park.** Development only available subject to re-provision of lost car parking spaces, or suitable transport assessment.



Google Earth View of Xaverian Campus

Development Constraints: Conclusion.

Summary of Development Options

- Not available for development.
- Possible future development.
- Most suitable area for development.

The development of the Xavier building is not viable unless the science curriculum can be provided elsewhere first.

If a new science facility were to be provided elsewhere (the only available location is the existing Sunbury building site), this could then enable a future redevelopment of the Xavier building.

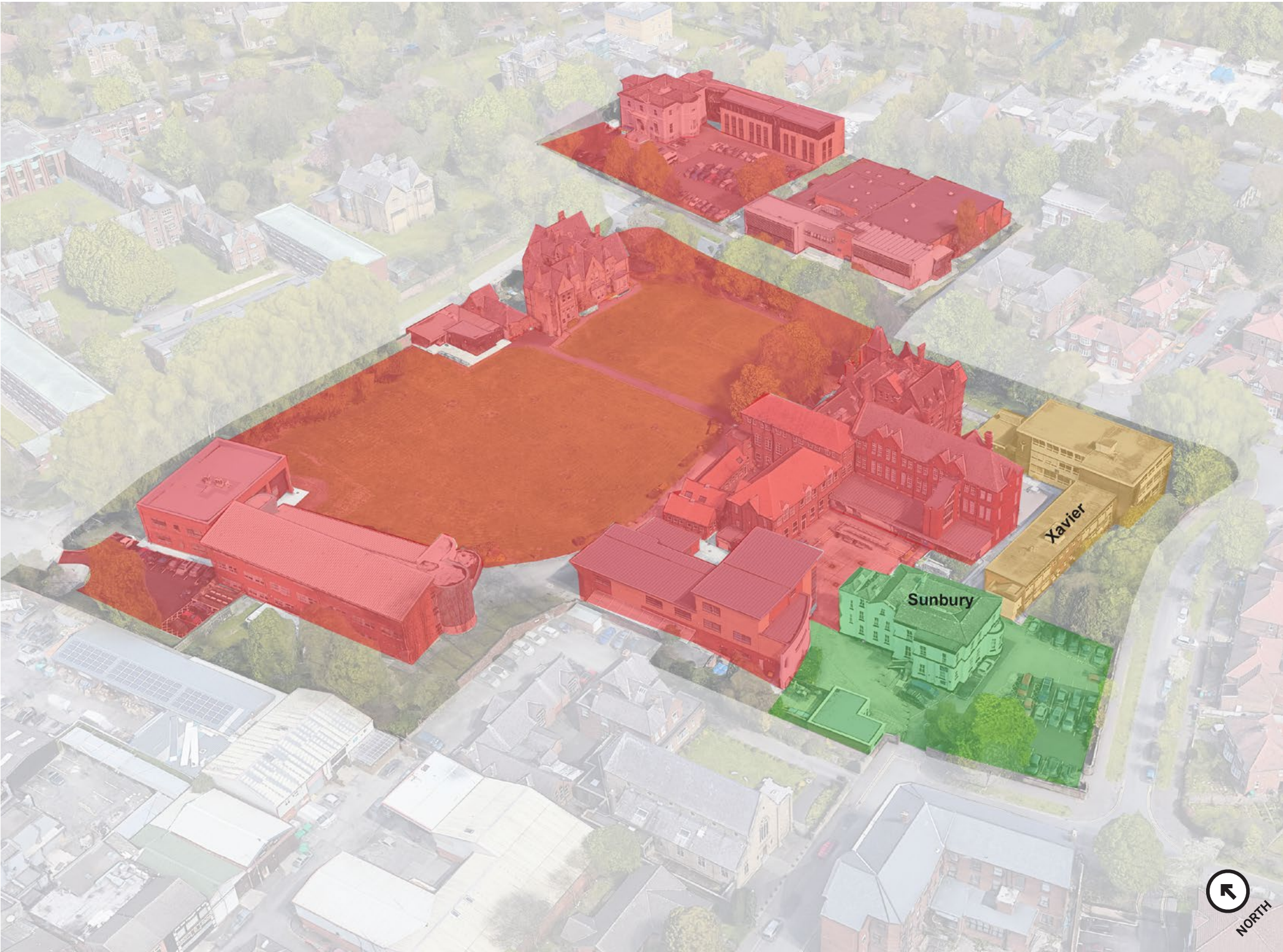
The residential nature of the Sunbury building currently provides classrooms which are undersized and inefficient in size and shape for teaching, which means that the building is not usable as part of the College.

From a conservation perspective, the College have tried to retain the Sunbury building, despite it's limited functionality as a building for teaching. However, despite expansion & redevelopment works done over the last few years, there continues to be increasing demand for extra pupil places at post-16 learning establishments, which means that development of the Sunbury site has had to be considered.

Findings

Analysis on pages 5 - 7 reveal that the Sunbury building is the only remaining part of the Xaverian Campus that is available for development.

In order to meet the current demand, as well as allow for the potential future development of the Xavier building, the Sunbury building is recommended for removal & replacement with a specialist science facility.

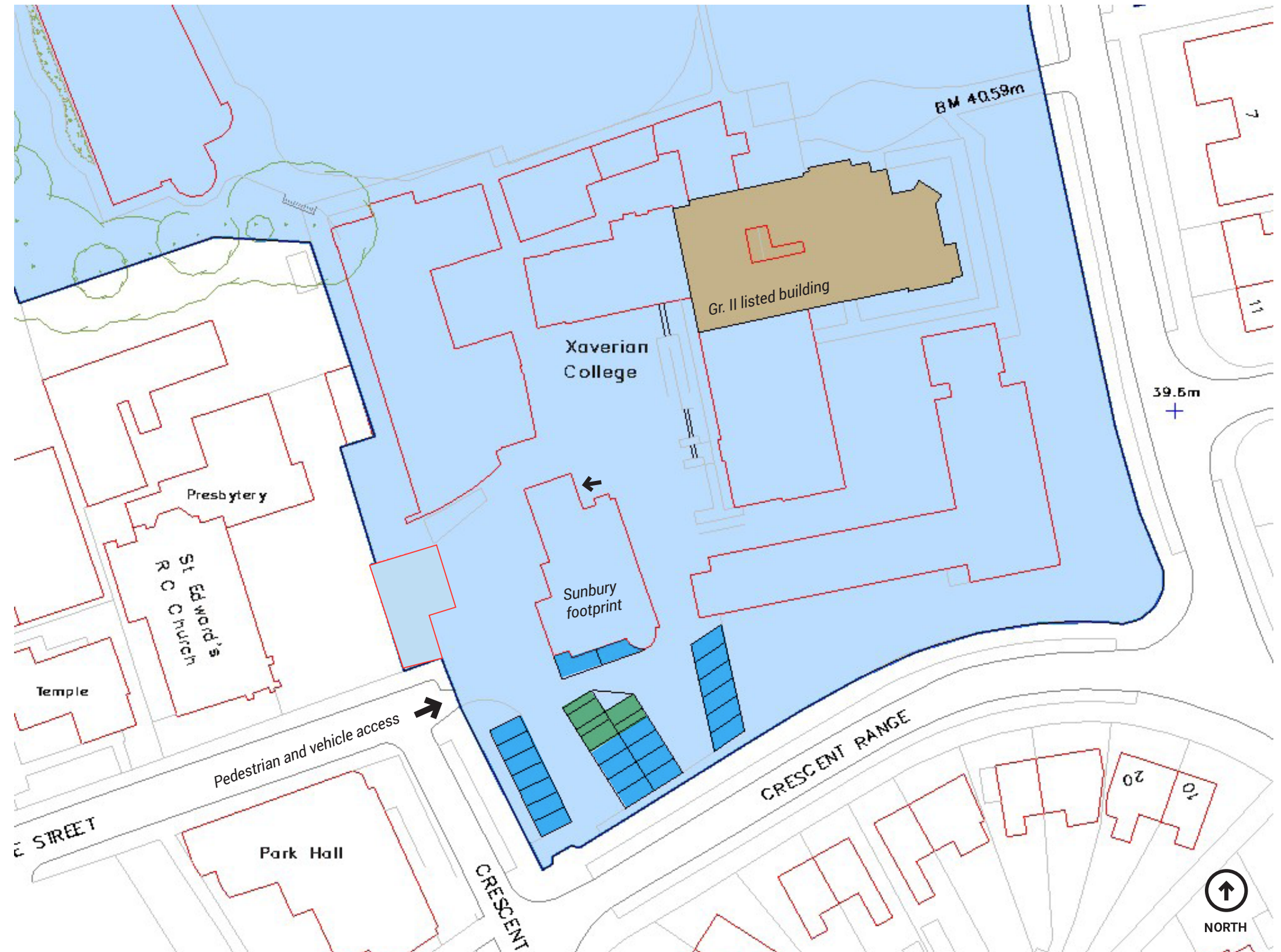


Google Earth View of Xaverian Campus

Existing Site Context.

Existing Site

- Sunbury building = 3 storey residential typology building, which is unsuitable for education use (room sizes not large enough to host a full class), and not wheelchair accessible.
- Shared pedestrian & vehicle access = injury risk to pedestrians.
- 26 total parking spaces, however the 3no accessible bays do not have compliant access space around the spaces.



Xaverian College Campus

Accessible parking bays (NON-COMPLIANT) - 3no.

General parking bays - 23no.

Existing site

Proposed Site Context.

Proposed New Build

- 3 storey science block = provides much needed space to meet pupil capacity demand, and the science function enables a potential redevelopment of the Xavier building in future.
- Angled Glazed corner gives new presence for College down Thurloe Street.
- Historic vehicle access gate reinstated to separate vehicle movement from pedestrians, which is much safer for pupils.
- 18 total parking spaces, including 3no accessible bays. (Note: loss of 5no. car parking spaces. Transport assessment required at future date, and possible re-provision of car parking elsewhere on site)
- Exact positioning of the new build on site could be further developed ahead of a formal planning submission, subject a successful funding application. This could prioritise either car parking spaces, or a pupil entrance plaza.



Xavierian College Campus

Accessible parking bays - 3no.

General parking bays - 15no.

Proposed new build footprint

3D Concept.

Materiality concept

At this early stage a materiality has not been selected, however initial thoughts include:

- Red brick, in reference to some of the red brick listed buildings in the area.
- OR, buff / grey multi-brick, in reference to the stone wall in the foreground & the adjacent St Edward's Church.



3D sketch proposal



Massing Concept

Many of the massing concepts are present in the above concept image:

- Large element of glazing and a slightly angled facade adds a modern feature at the end of Thurloe Rd, enhancing the Colleges presence in the local area.
- Top two floors project slightly over the lower level, which gives an opportunity for 'down-lighting' in the overhang.
- Protruding brick pattern at low level catches sunlight during the day, or the 'down-lighting' during evenings, to give a shadow effect and texture.

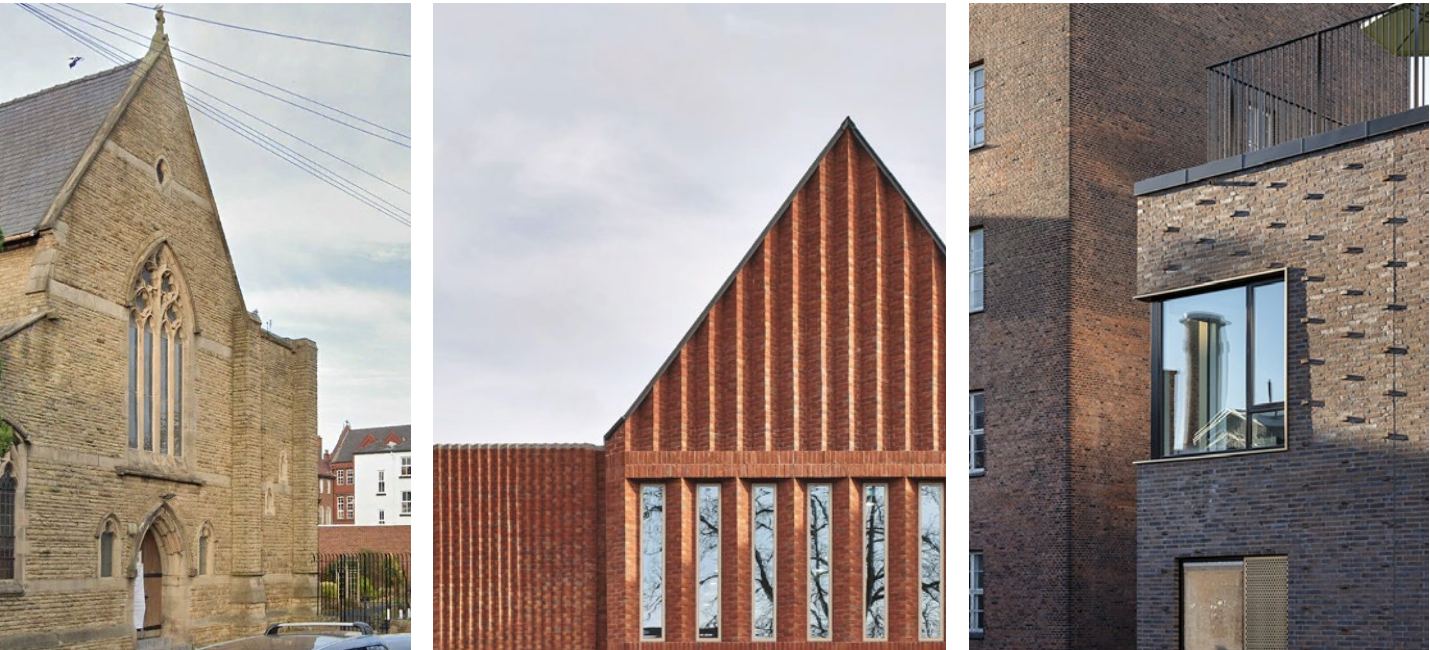
3D Concept, continued.

Existing site view looking East from Thurloe Street:



Proposed concept massing of new build (shows potential removal of Estates team workshop / gatehouse).

Concept images: Brick colour / texture. Left image is the adjacent St Edward's Church (buff / grey colour materiality)



Concept image: Massing, glazing, scale, brick texture

Proposed Floor Plans - Ground floor.

Ground Floor

4 demo-labs, with ancillary spaces such as staff space, plant room & WCs.



Proposed Floor Plans - First floor.

First Floor

2 demo-labs, 2 large labs and a shared science prep room / chemical store.



Proposed Floor Plans - Second floor.

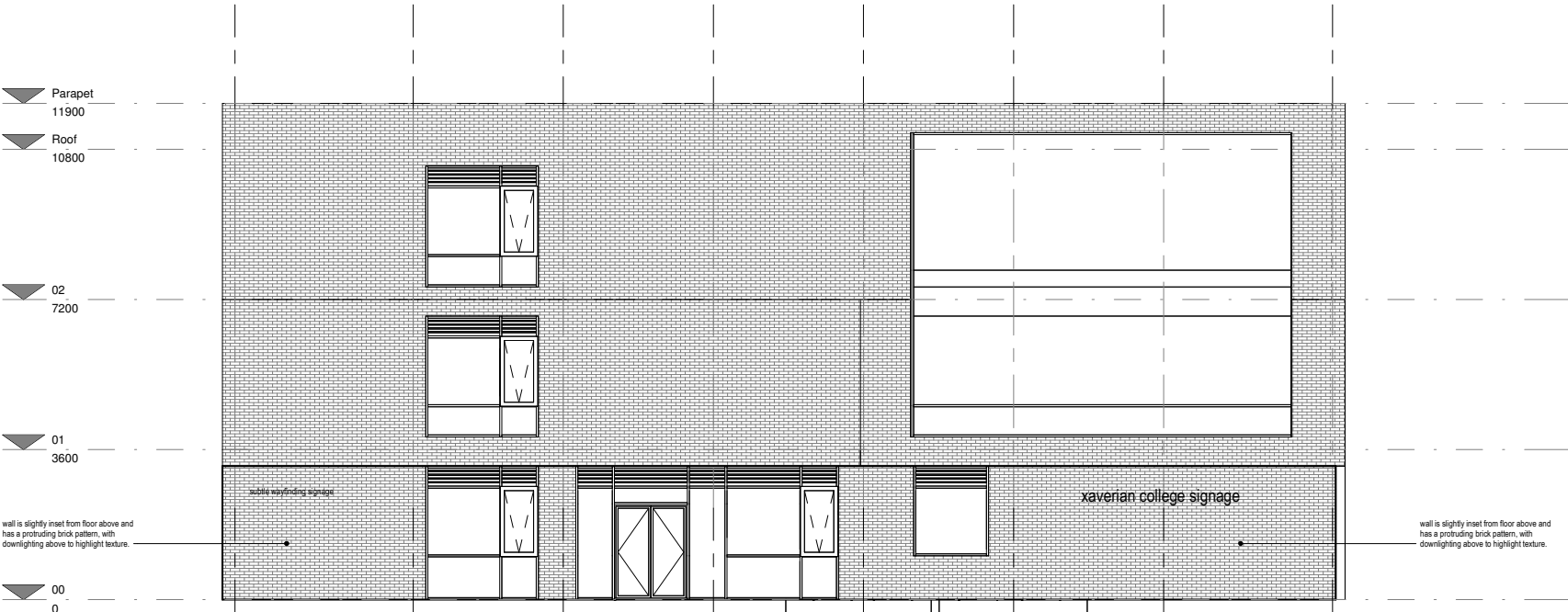
First Floor

2 demo-labs, 2 large labs and a shared science prep room / chemical store.

1no stair continues to roof level, with a service stair roof access hatch.



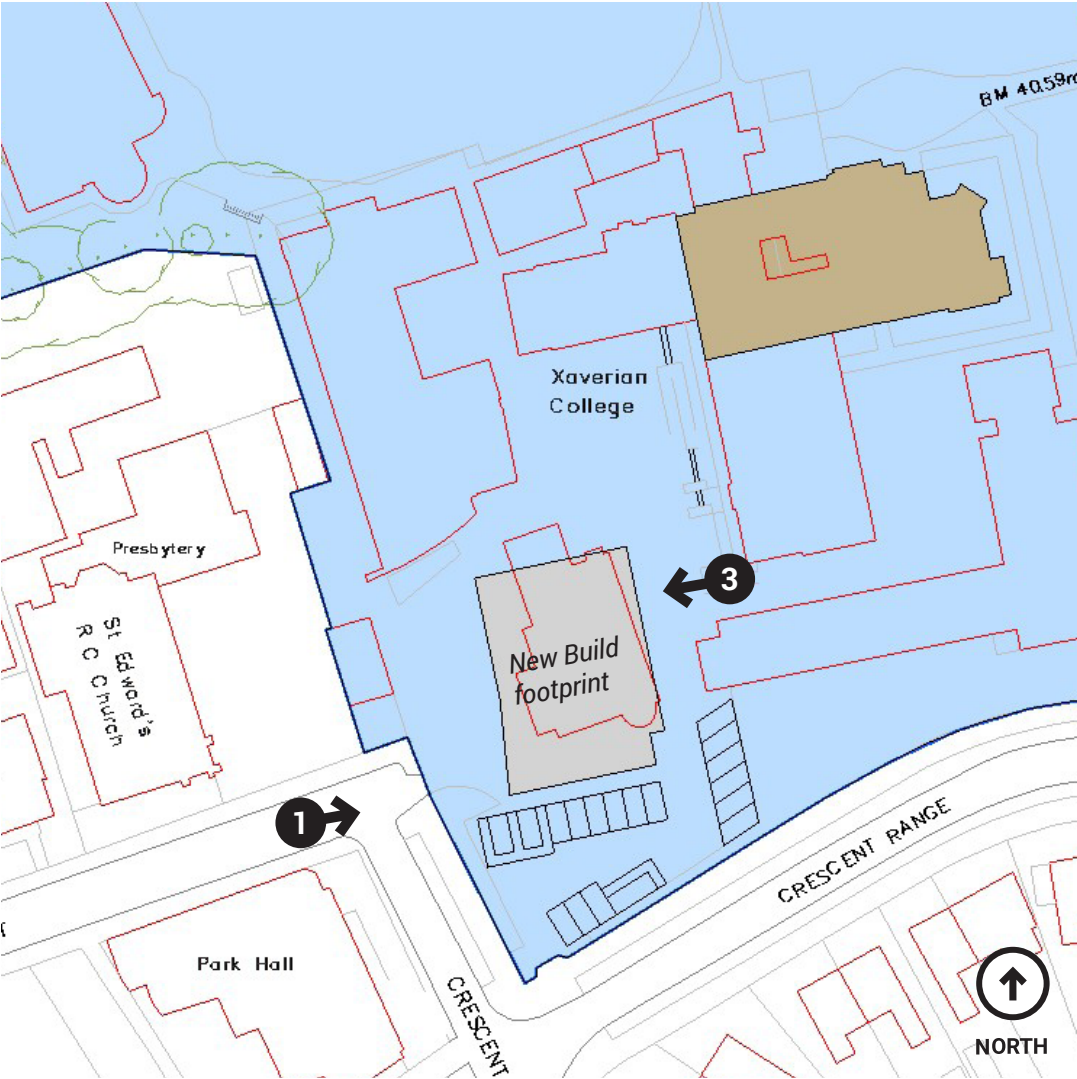
Proposed Elevations (draft).



1 | Elevation - west facing
1 : 100



3 | Elevation - east facing
1 : 100



Elevation Key Plan

Proposed Elevations (draft).



2 | Elevation - south facing
1 : 100



4 | Elevation - north facing
1 : 100



Elevation Key Plan

Phased Development.

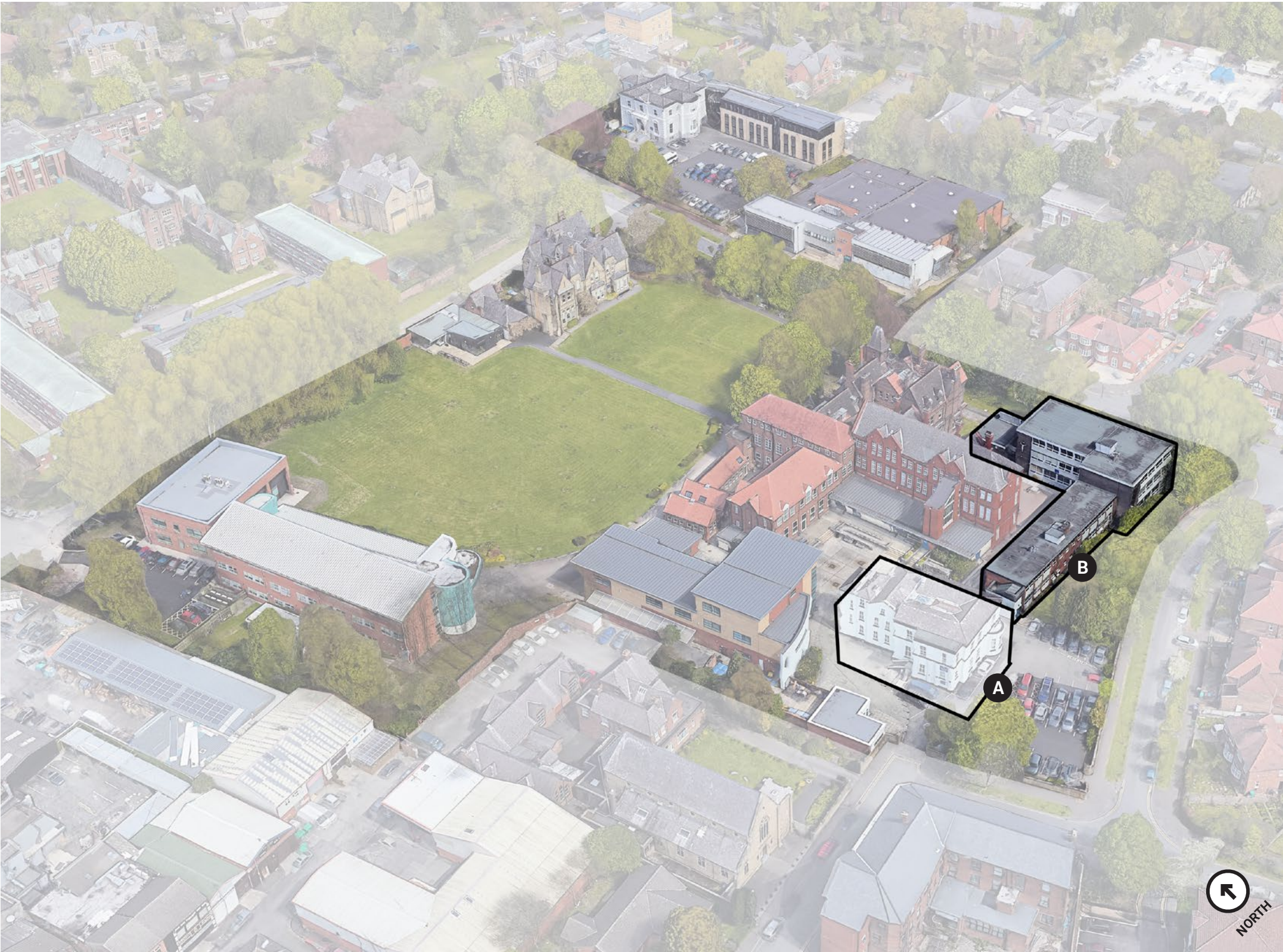
Phase 1

- 1. Establish temporary relocation of RE classroom function (either to temporary accommodation block, or, temporary relocation to within existing social spaces in other campus buildings).
- (note - temporary relocation of the RE classrooms is purely to accommodate students whilst the redevelopment of Sunbury takes place, as the school can not manage the loss of social space on a permanent basis).
- 2. Demolish Sunbury & Estates Team building.
- 3. Build new Science building, approx. 1320m² (A)

Phase 2

- 4. Refurbish Xavier for general teaching & RE (B).
- 5. Remove temporary accommodation & reinstate previous parking / landscaping.

-  Phase 1 New Build
(demolish Sunbury & replace with new build)
-  Phase 2 Refurbishment
(refurbish / remodel Xavier)



Masterplan Phasing Diagram

Manchester

Woodville House
2 Woodville Road
Altrincham
WA14 2FH
0161 928 7848

London

10-12 Emerald Street
London
WC1N 3QA
0207 078 0079

