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Manchester City Council
Development Management
PO Box 532
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30 March 2026

RJ/TB – I002495
ELECTRONIC SUBMISSION

Dear Sir/Madam,

**CHANGE OF USE FROM FORMER PHOTOGRAPHIC STUDIO (USE CLASS E) TO
INDEPENDENT SPECIAL EDUCATIONAL NEEDS (SEN) SCHOOL (USE CLASS F1) AND
ASSOCIATED WORKS (PART RETROSPECTIVE).**

I am pleased to submit a planning application on behalf of Strive Academy for the above proposed development, which will deliver much needed Special Educational Needs provision in Manchester.

Pre-application advice was sought from Manchester City Council in October 2025. Extensive pre-application discussions have taken place between the Applicant's highways advisor, SK Transport, and the Council, which has helped to refine the proposals. The scope of S278 works required have been agreed in principle between the parties.

The scope of the planning application submission has been agreed between myself and Mr Steven McCoombe in the Development Management team.

Accordingly, the application is supported by the following suite of documents:

- Planning application forms, covering letter (this document) and Certificate B notices and notification letters prepared by Iceni Projects
- Planning drawings prepared by Jeff Atkins Architect
 - Site Location Plan (Ref. P2522 B01 **Rev B**)
 - Existing Site Plan (Ref P2522 D01 **Rev A**)
 - Existing Ground Floor Plan (Ref P2522 D02 **Rev D**)
 - Existing First Floor Plan (Ref P2522 D03 **Rev A**)
 - Existing Mezzanine Floor Plan (Ref P2522 D04 **Rev -**)
 - Proposed Site Plan (Ref. P2522 D14 **Rev -**)

- Proposed Ground Floor Plan (Ref. P2522 **D06 Rev C**)
- Proposed First Floor Plan (Ref. P2522 D10 **Rev A**)
- Proposed Mezzanine Floor Plan (Ref P2522 D11 **Rev -**)
- Proposed Bin Store (Ref. P2522 D12 **Rev A**)
- Proposed Bin Collection Route (Ref. P2522 D05 **Rev C**)
- Transport Statement (including Service and Waste Management Plan and Interim Travel Plan) prepared by SK Transport (Ref. 260320/SK225103/TS01(-03))
- Air Quality Assessment prepared by Haze Environmental (Ref. 155 Old School House)
- Planning Statement prepared by Iceni Projects
- Waste pro-forma prepared by Iceni Projects
- Validation information for educational use (please refer to Appendix A of this letter).

The planning application fee of **£681** will be paid via Planning Portal.

I look forward to working proactively with the Council to reach a positive determination on this application.

Yours sincerely,

Tillie Baker

Tillie Baker
Associate

Enc. Validation information for educational uses

APPENDIX A: VALIDATION REQUIREMENTS FOR APPLICATIONS INVOLVING D1 (NOW F1) EDUCATION FACILITIES (CORE STRATEGY POLICIES SP1 AND EC1)

Which subjects will be taught and how	<p>The School will teach the following subjects:</p> <ul style="list-style-type: none"> • Maths • English • Science (Human Biology) • Personal Social Health Education • Employability • Careers • Art • ICT <p>All subjects will be taught via in person learning.</p>
At what level will the subjects be taught?	KS4 and KS5 (ages 14-18)
How the proposed provision fits with educational provision in Manchester	<i>Please refer to Planning Statement Section 6 on need for SEN provision in Manchester.</i>
How many students will attend in total	40
How many students will be in attendance at any one time	20 (maximum)
How many students will be in each class	Five (maximum)
How many classes will take place at once	Four (maximum)
How will you prevent students congregating outside the building?	<p>Students will be prevented from congregating outside the building due to the nature of the existing site – there is no access to the streets for students during school hours, and drop-off/pick up will be fully supervised.</p> <p>Students arriving in the morning will be greeted by staff and will be given morning engagement activities (a soft landing) to start the day.</p> <p>The School has a robust Safeguarding and Child Protection Policy in place to ensure a safe, welcoming and nurturing environment is maintained. As part of this policy, and due to the school being a SEN school, students will not be unsupervised outdoors and as such, congregating outside is not expected in the school day.</p>
Who is the educational facility registered with and regulated by (e.g. Ofsted)	The school will be registered with and regulated by Ofsted
Will any amplified sounds be played?	No – the subjects being taught do not require amplified sounds to be played.
When will the facility be in operation	<p>The school will operate during term time only, aligned with Manchester City Council term dates of 195 days per year.</p> <p>Opening hours: 8.30am to 4pm.</p>
Photographs of proposed locations	<i>Courtyard photos overleaf. Please refer to Transport Statement for photos of the proposed walking route and pavement condition.</i>



Figure 1 View into Courtyard from Thirsk Street (September 2025)



Figure 2 Courtyard showing ramp into south wing of the building