

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144506/FO/2025

Date registered valid: 26 November 2025

Proposal: Change of use of the existing caretaker home (Use class C3) to a sui generis building to comprise: Educational Use (Use class F1(a) - for the provision of education); Community use (Use class F2(b) - community halls and meeting places); and office space (Use class E(g)(i) - an office to carry out any operational or administrative functions).

Address: Oswald Road Primary School, Oswald Road, Manchester, M21 9PL

Ward(s): Chorlton Ward

Applicant: Oswald Road Primary School

Agent (if any):

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 March 2026

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 18 December 2025

Standard consultations:

Printed: 9 December 2025 Expired: 2 January 2026

Neighbour notifications

Printed: 9 December 2025 Expired: 2 January 2026

Site notice

Posted: 18 December 2025 Expired: 11 January 2026

Press advert

Published: 16 December 2025 Expired: 9 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The proposal is related to an existing two-storey brick-built caretaker's residence (Use Class C3) and garden, sited within the confines of the wider Oswald Primary School site, albeit defined and enclosed by boundary brick walling and metal fencing.

Directly to the rear of this property lies a single storey early C20 caretaker's hut with later additions, which has been subject to recent planning permission - 144048/VO/2025.

The original school stands several metres to the southwest. All of these buildings are of red brick and date from approximately 1908. There are various intervening garden and hard surface play areas and car park which have an ad hoc appearance reflecting the incremental growth of the school.

The school site is intersected by the Chorlton District Centre boundary, with the proposed works sitting within the district centre boundary. To the north and west of the site lie mostly residential properties. To the east is the Grade II Chorlton Library and to the south is the main district centre.



Figure 1: The application property – former Caretaker's residence (centre), Listed Chorlton Library (left) and Oswald Road Primary School (right)

Listed building: Adjacent to Grade II Listed Chorlton Library - see figure 1

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the change of use of the existing caretaker's home (Use class C3) to a sui generis building to comprise:

- Educational Use (Use class F1(a) - for the provision of education)
- Community use (Use class F2(b) - community halls and meeting places)
- Office space (Use class E(g)(i) - an office to carry out any operational or administrative functions).

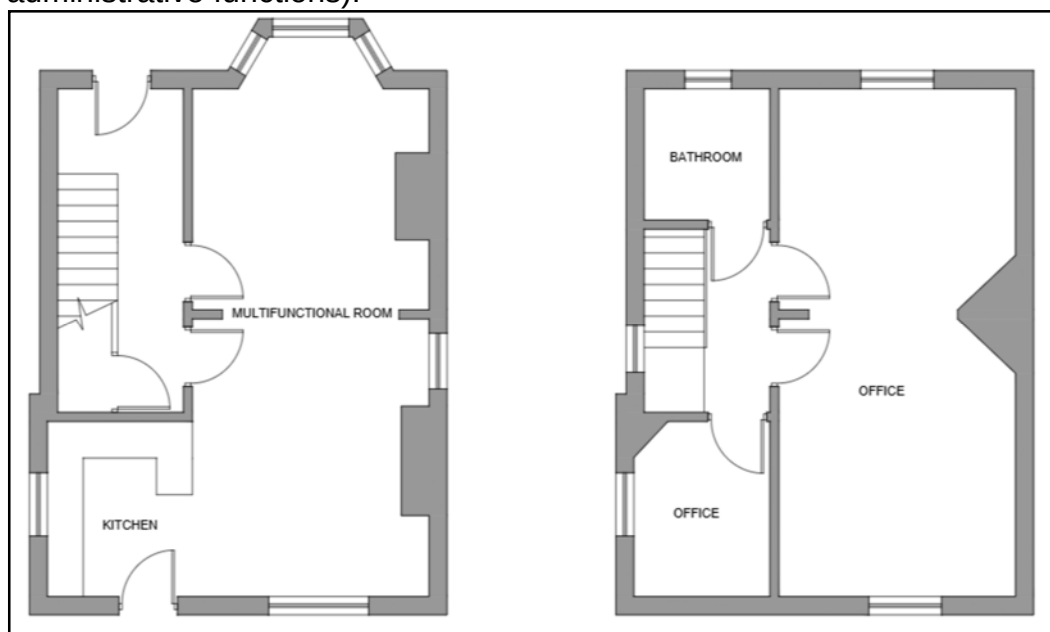


Figure 2: Proposed floor plans, showing the arrangement of uses at both ground and first floors.

No external elevational alterations or extensions to the application property are proposed.

The proposed installation of additional hardstanding, new pedestrian access point and cycle parking provision have been established under 144048/VO/2025, within the grounds of the application property. These elements therefore will not be considered within the remit of the current change of use application.

Consultations & Notification Responses

Local responses

None

Consultee responses

Highway Services – CONTEXT

The application seeks consent for the change of use of the existing caretaker home (Use class C3) to a sui generis building to comprise: Educational Use (Use class F1(a) - for the provision of education); Community use (Use class F2b - community halls and meeting places); and office space (Use class E office).

HIGHWAYS SUMMMARY:

Highways are satisfied that the proposed change of use will not have an unacceptable impact on the highway network.

HIGHWAYS RESPONSE:

The site is located adjacent to the adopted highways Oswald Road and Longford Road. Both roads are subject to a 20mph limit with restricted parking. Stopping is not allowed at the entrance between 8am and 5pm Monday to Friday.

TRIP GENERATION AND JUNCTION CAPACITY:

The loss of one domestic dwelling typically could entail the loss of two vehicles on the highway network. If approved the offices could generate a demand for one parking space. The multifunctional room could increase demand for parking but that demand increase is expected to be in low single figures as often at a school, the demand serves more than one purpose. Such as bringing or collecting another pupil or pupils to/from the school. As the school has some off-street parking already available, Highways do not consider any increase in the parking demand to be unacceptable.

SITE ACCESSIBILITY:

The site is well accessed by sustainable modes, with tram and bus services located within a walkable radius of the site. Several opportunities for walking and cycling exist, with a comprehensive footway and cycle network noted.

PARKING AND ACCESS:

It is considered that the percentage increase in floor space this application will provide, when added to the school area overall, will not offer an unacceptable increase in demand for parking. Therefore, in parking terms, Highways are satisfied.

Pedestrian access will continue via existing school routes from Oswald Road. Vehicular access will remain as existing. These access arrangements are accepted by Highways.

CYCLE PARKING:

Uses of the building will include offices, staff meetings, PPA activities, small group teaching, and community sessions. No staff increases have been proposed.

There is an assumption that there is already secure sheltered cycle storage available onsite. If this is not the case, then one cycle secure shelter should be provided.

BOUNDARY TREATMENTS:

No changes to the boundary are proposed.

REFUSE AND SERVICING:

As existing.

CONSTRUCTION MANAGEMENT:

A Construction Management Plan is not required.

Environmental Health – No objections, subject to imposition of an opening hours condition.

Chorlton Civic Society – No comments received.

Relevant Planning History

Within the Oswald Road Primary School complex –

144048/VO/2025 – City Council Development - Refurbishment of and single storey extension to an existing caretaker's hut to provide early years childcare provision together with associated landscaping. Approved 12.12.2025.

CDN/26/0056 – Discharge of Conditions 3 (Materials), 5 (Demolition/Construction Management Plan), 6a (Plant Equipment Noise), 7a (Contaminated Land), 8 (Landscaping), 9 (Boundary Treatment), 10 (Cycle Storage), 11 (Biodiversity Mitigation), 12 (Biodiversity Enhancement), 13 (Biodiversity Net Gain), and the Biodiversity Net Gain Plan statutory condition as required by Part 1 of paragraph 9 (1) of schedule 7a of the Town and Country Planning Act 1990 (as amended), attached to Planning Permission 144048/VO/2025. Pending consideration.

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been

replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-P1 – Sustainable Places

JP-P2 – Heritage

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management

SP 1 – Spatial Principles (partially superseded by PfE)

EN 1 – Design Principles and Strategic Character Areas

EN3 - Heritage

EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC19 – Listed Buildings

DC26 – Noise

National Planning Policy Framework

The National Planning Policy Framework (December 2024) – The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Paragraph 135 states – Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 212 states - 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.

Paragraph 215 states - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Issues

Principle of development:

The principle of changing the use of a former Caretaker's residence (Use class C3) to a sui generis building to comprise:

- Educational Use (Use class F1(a) - for the provision of education)
- Community use (Use class F2(b) - community halls and meeting places)
- Office space (Use class E(g)(i) - an office to carry out any operational or administrative functions)

is considered acceptable in this instance. The property has a clear history of ancillary function to the Oswald Road Primary School site, which would be maintained through this proposal. However, consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking, as well as other matters.

Impact on visual amenity and heritage:

The application property (former Caretaker's residence) is located adjacent to the Manchester Road/ Longford Road junction, sited circa 5m to the northwest of Grade II Listed Chorlton Library and lies within the Chorlton District Centre boundary.

No external alterations or extensions are proposed. As such the application property would remain unchanged externally, therefore the proposal would not impact upon the character of the street scene and setting of the adjacent listed building. The proposal would not lead to any harm to the significance of a designated heritage asset.

The proposal therefore accords with saved policy DC1 and DC19.1 of the Unitary Development Plan for the City of Manchester and policies DM1, EN3 and SP1 of the Manchester Core Strategy.

Impact on residential amenity:

The application site is bounded to the north by Longford Road, to the west and south by the Oswald Road Primary School complex, Chorlton Library (Grade II Listed) and Manchester Road beyond to the east.

The nearest residential properties are situated approximately 26m away on the opposite side of Longford Road. Given this separation distance, the established commercial context of the surroundings (Chorlton District Centre – Manchester Road), and the fact that no extensions or external alterations are proposed to the existing building, the development is not expected to result in unacceptable impacts on residential amenity. In particular, the proposal would not give rise to issues of overshadowing, loss of light, loss of outlook, or loss of privacy for nearby occupants.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on Highway Safety:

The proposal would not alter the existing off-street parking provision within the Oswald Road Primary School complex. Highways Services have reviewed the proposal and noted that, based on the gross internal area of the premises, there could be a small increase in parking demand. However, given the sustainable location of the property, the presence of alternative parking opportunities on adjacent streets and the existing on-site parking provision within the wider school complex, this additional parking demand should not have an unacceptable impact on the highway network.

The provision of secure cycle storage and EV charging has been satisfied under 144048/VO/2025.

Waste:

The application has been accompanied by a Waste Management Strategy, which confirms that all waste will be removed from the premises daily and transferred to the main school's established waste systems, therefore no additional bin storage is required on site. Environmental Health have reviewed the proposals and raised no objections to the waste storage arrangements, and no concerns were identified by Highways Services.

Use:

The proposed community, educational and office uses are considered appropriate for the site and its surroundings. The building is located approximately 26m from the nearest residential properties along Longford Road, a separation distance that is sufficient to ensure that the use would not result in undue noise, activity, or general disturbance for neighbouring occupiers. Given the nature of the proposed community, educational and office activities, typically low-

intensity, daytime-focused, and with limited external noise generation, the proposed uses are not anticipated to give rise to adverse amenity impacts. Moreover, the application property would retain an operational and functional connection to Oswald Road Primary School.

Furthermore, the surrounding Chorlton district centre area exhibits a mixed character, comprising a combination of residential, commercial, and service-based uses. In this context, the introduction of a mixed-use building offering community, educational and office functions would be consistent with the existing pattern of development and would not appear out of place. The proposal would therefore integrate comfortably within its setting and maintain the established character of the local environment.

Overall, the proposed community, educational and office uses (ancillary to the function of the Oswald Road Primary School) are considered acceptable in land-use terms, would not harm the living conditions of nearby residents, and would be in keeping with the mixed character of the area.

Hours of use:

The submitted application form and operational statement confirms the proposed hours of operation for the proposed uses as follows:

- Local Community Use (Use Class F2(b)) - Monday-Friday 08:00 to 18:30
- Educational use (Use class F1(a)) - Monday-Friday 07:00 to 18:30
- Office use (Use class E(g)(i)) - Monday-Friday 07:00 to 18:30

No use on Saturdays, Sundays and Bank Holidays

These operational hours are considered reasonable and typical for uses of this nature and are not expected to give rise to unacceptable levels of noise or disturbance to nearby occupiers. Notwithstanding the core hours set out above, the applicant has brought attention to proposed quarterly governor's meetings which may fall between 6-9pm at the application site, whilst it is acknowledged these meetings would fall outside the scope of the proposed hours of use, given the low frequency of these meetings across the academic year, these events are not considered to give rise to undue impacts to nearby residents. Environmental Health have reviewed the proposed hours and raised no objections, indicating that the use is unlikely to result in adverse amenity impacts.

Conclusion:

Given the above issues, it is considered that the proposal is considered acceptable in terms of its principle of development; its siting, scale, and massing; its impact on the appearance of the building; and its effects on visual and residential amenity, heritage, waste storage, and parking. The development is therefore judged to accord with policies DM1 and SP1 of the Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan Document, and the relevant guidance within chapter 12 of the National Planning Policy Framework.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a

legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1, of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Proposed Floor Plans', stamped as received by the City Council as Local Planning Authority on the 12/11/2025.
- Operational Statement & Waste Management Strategy (Prepared by Oswald Road Primary School; Received 11/03/2026)
- Design & Access Statement (Prepared by Oswald Road Primary School; Received 12/11/2025)
- Heritage Statement (Prepared by Oswald Road Primary School; Received 12/11/2025)

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The premises shall only be open to the public between the following hours:

- Local Community Use (Use class F2(b)) Monday-Friday 08:00 to 18:30
- Educational use (Use class F1(a)) Monday-Friday 07:00 to 18:30
- Office use (Use class E(g)(i)) Monday-Friday 07:00 to 18:30

[The premises shall not be open to the public on Saturdays, Sundays & Bank Holidays]

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as a Local Community Use (Use Class F2(b) and Educational use (Use class F1(a)) at ground floor level and an office (Use class E(g)(i) at first floor level, ancillary to the function of Oswald Road Primary School, and for no other purposes within Class E or F of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity and highways safety, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

5) The development hereby approved shall be carried out in accordance with the details set out in the submitted Waste Management Strategy titled 'Operational Statement & Waste Management Strategy' prepared by Oswald Road Primary School, received by the City Council as Local Planning Authority on the 11th March 2026.

For the avoidance of doubt, this includes the type, number, location and collection arrangements for all waste and recycling containers.

The approved waste storage and management provisions shall be fully implemented prior to first use of the development and shall thereafter be retained and maintained for the lifetime of the use.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Chorlton Civic Society

46A Manchester Road, Chorlton, Manchester, M21 9PH
8 Longford Road, Manchester, M21 9PL
6 Longford Road, Manchester, M21 9PL
4 Longford Road, Manchester, M21 9PL
Ground Floor And First Floor, 52 - 54 Manchester Road, Chorlton, Manchester, M21 9PH
Chorlton District Library, Manchester Road, Chorlton, Manchester, M21 9PN
56 - 58 Manchester Road, Chorlton, Manchester, M21 9PH
52 - 54 Manchester Road, Chorlton, Manchester, M21 9PH
43 Manchester Road, Chorlton, Manchester, M21 9PW
2 Longford Road, Manchester, M21 9PL
50 Manchester Road, Chorlton, Manchester, M21 9PH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA