1st April 2026

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam,

VISION HOUSE, 100 FLOATS ROAD, MANCHESTER, M23 9PL

PLANNING APPLICATION FOR ERECTION OF SCHOOL MULTI-USE GAMES AREA (MUGA), INSTALLATION OF NEW INTERNAL FENCING, FIREFIGHTING WATER TANKS AND REFUSE STORAGE

PLANNING PORTAL REF. PP-14801703

We the applicant, Witherslack Group Limited, submit an application for full planning permission for additional works at the application Site, Vision House, following the implementation of planning permission ref. 143385/FO/2025 for the change of use o to a new SEN school.

In support of this application, the following documents have been submitted:

- Planning Statement (this Cover Letter);
- Site Location Plan (00A) – prepared by Anderton Gables
- Existing Site Plan (14A) – prepared by Anderton Gables
- Proposed Site Plan (36B) – prepared by Anderton Gables
- Proposed MUGA Design (29) – prepared by Anderton Gables
- Proposed Fence Design (37) – prepared by Anderton Gables
- Drainage Strategy – prepared by PG Consulting
- BNG Assessment – prepared by Land Studios
- Tree Survey – prepared by SEED
- Highways Assessment – prepared by SK Transport Planning

The application has been submitted via the Planning Portal, together with the requisite £383.00 fee.

Planning Context and Background

Planning permission 143385/FO/2025 was granted by Manchester City Council on the 29th August 2025 for the following development at Vision House (the Site):

> *"Change of use of existing vacant office building (Use Class E) to a SEND school (Use Class F1(a)), and associated landscaping works to facilitate the use"*

Following approval, Witherslack Group Limited acquired the site from the previous owner, Hurstwood Properties (R) Limited, and has since implemented the above development.

As works progress, the operational team now proposes the addition of a multi-use games area (MUGA), further internal security fencing, new firefighting water tanks, and an additional bin store to support the effective operation of the school.

Proposed Amendments

This application proposes the following additional works required to support the effective operation of the new SEN School:

- Multi-Use Games Area (MUGA)
    - A purpose-built MUGA is proposed to provide a safe, year-round sports facility for both primary and secondary pupils. It is positioned at the rear of the site to optimise layout and accessibility. The MUGA will not be illuminated and will not be available for public use outside school hours.

- Internal Security Fencing
    - New 2.4m-high metal anti-climb fencing, finished in green, will be installed to enhance pupil safety across the site.

- Firefighting Water Tanks
    - Two 50,000L firefighting water tanks are required to ensure adequate fire-suppression capacity. These will be located along the site boundary and screened with timber "hit-and-miss" fencing.

- Bin Store
    - A new enclosed bin store, also screened with timber "hit-and-miss" fencing, will be positioned adjacent to the water tanks and will accommodate four euro bins.

To support the proposed development and meet BNG requirements, the scheme incorporates the following on-site mitigation measures:

- New tree planting (47)

- New area of scrubland (115sqm)
- Replacement native hedgerow (25m)

Further details are provided within the submitted drawings and supporting specialist consultant reports.

Planning Assessment

Principle of Development

As part of the original application (ref. 143385/FO/2025), no external alterations were proposed. It was anticipated that any additional external works and landscaping would be brought forward once an operator had been confirmed.

This application now brings forward those necessary external works to support the effective operation of the new SEN school. The proposals align with Policy JP-P5: Education, Skills and Knowledge, which encourages the delivery of improved and accessible educational facilities for all age groups.

All proposed external works are essential for the functioning of the school and will not adversely affect neighbouring amenity.

Visual Impact and Design

Working with the Johan Cruyff Foundation, the school proposes to deliver a Cruyff Court MUGA — a high-quality synthetic sports pitch designed to provide a safe and inclusive space for pupil activity. The facility will include multi-use equipment such as 5-a-side goals and basketball hoops to support physical activity and social development.

The MUGA will comprise metal perimeter fencing and an astro-turf playing surface. Fencing heights will range from 1.25m along the sides to 3.85m at each end. It will be located at the rear of the site and effectively screened by existing mature hedging and trees (including new tree planting).

Additional internal security fencing, approximately 2.4m high and finished in green, will be installed to safeguard pupils within the amenity areas. This fencing will be situated centrally within the site and will not give rise to any visual impact.

Two firefighting water tanks are proposed along the southern boundary, screened with natural timber hit-and-miss fencing. The tanks are required to meet building regulations for fire-suppression capacity and cannot be accommodated within the building due to their structural load.

Trees

The proposed MUGA requires the removal of six trees to accommodate its layout, which has been carefully designed to maximise play space and ensure segregated access for primary and secondary pupils.

An accompanying arboricultural report confirms that six individual trees and part of one tree group (T15, T16, T13, T14, T17, T22 and G11) will be removed. Replacement tree planting will be provided on site to meet local policy and Biodiversity Net Gain requirements.

The proposals are therefore compliant with Policy JP-G7: Trees and Woodland.

Ecology and BNG

The proposals require the removal of some existing on-site habitats to facilitate essential school facilities. A Preliminary Ecological Appraisal and Enhancement Plan confirms that no significant ecological constraints were identified. The site contains only limited suitable habitat for protected or priority species, including foraging and commuting bats, badgers, common nesting birds, and hedgehogs.

To meet the 10% Biodiversity Net Gain requirement, the scheme includes the creation of 115sqm of mixed scrub, the replacement of 25m of non-native hedgerow with native species (retaining existing mature trees), and the planting of 47 small native trees. These measures ensure compliance with statutory BNG obligations.

Accordingly, the proposals align with Places for Everyone (PfE) Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity.

Highways Impact

The proposed MUGA necessitates the removal of seven parking spaces to the north of the site. The submitted Highways Addendum confirms that 84 spaces are provided under the consented layout, while the SEN school requires only 77. As such, the reduction in spaces does not affect the previously accepted parking conclusions.

The proposal therefore remains consistent with Core Strategy Policy T1 – Sustainable Transport and Policy JP-C8: Transport Requirements of New Development within the Places for Everyone Joint Development Plan.

Drainage

In support of the proposals, a drainage strategy has been submitted with the application. The Drainage Strategy has confirmed that a suitable drainage scheme will be provided to ensure there is no additional impact upon localised surface water flooding.

The proposals would support the policies of the Core Strategy Policy EN8: Adaptation to Climate Change and Policy EN14: Flood Risk, and Policy JP-S4: Flood Risk and the Water Environment of the Places For Everyone (PfE) Joint Development Plan.

Conclusion

The proposed works represent a modest and well-considered set of enhancements that are essential to the safe, effective, and compliant operation of the new SEN school at Vision House. The MUGA, security fencing, firefighting water tanks, and bin store collectively ensure that the school can meet functional, educational, and regulatory requirements while delivering high-quality facilities for pupils. The proposals have been designed to minimise visual and environmental impact, align fully with relevant local and strategic planning policies, and incorporate appropriate mitigation and Biodiversity Net Gain measures.

We trust that the enclosed information provides sufficient detail for the Council to progress this application positively. However, should any further clarification or supporting material be required, please do not hesitate to contact the undersigned.

Yours faithfully,

Rupert Litherland
Planning and Acquisitions Manager