

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144674/FO/2025

Date registered valid: 3 December 2025

Proposal: Retention of 10 no. temporary teaching classrooms for a further three-year period together with elevational alterations to Unit C

Address: Loreto College, 146 Chichester Road, Manchester, M15 5PB

Ward(s): Hulme Ward

Applicant: Ms Tracy Livesey, Loreto Sixth Form College

Agent (if any): Mrs Melissa Murphy, 10architect Ltd

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10/02/2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 11/12/2025

Standard consultations:

Printed: 9 December 2025 Expired: 2 January 2026

Neighbour notifications

Printed: 9 December 2025 Expired: 2 January 2026

Site notice

Posted: 11/12/2025 Expired: 01/01/2026

Press advert

Published: 16 December 2025 Expired: 9 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposal is within the boundary of Loreto College, a higher education facility consisting of a range of building styles 1-3 stories in height.



Listed building: Not within curtilage however in close proximity to:

- Grade II: CHAPEL BUILDING, LORETO COLLEGE, CHICHESTER ROAD
- Grade II: BOUNDARY WALL TO CHURCHYARD OF CHURCH OF ST MARY, UPPER MOSS LANE
- Grade II*: CHURCH OF ST MARY, UPPER MOSS LANE

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The proposal is located within the boundary of Loreto College in a mixed-use area of the Hulme Ward of Manchester. The western boundary of the site sits on the border with Trafford MBC. The site has multiple trees which are subject to TPO's and large classroom blocks. The site contains a listed asset, and listed assets are located in proximity to the site boundary.

Description of development

The applicant is seeking to retain 10no. temporary teaching blocks for a further 3 years and make elevation alterations to block C.

Planning History

139520/FO/2024 Description: Installation of 2 no. double stack classrooms (4 no. total) and installation of 2 no. single storey classrooms for a temporary period of 2 years. Decision: Approved 13/05/2024

136963/FO/2023 Description: Erection of a three-storey Class F1 (a) (Provision of education) building comprising 20 no. classrooms, an assembly space, study centre, staff rooms and associated accommodation following the demolition of the existing single-storey building and partial demolition of the St Vincent's building together with a phased landscaping scheme; boundary treatments; cycle parking; and car parking Decision: Approved 06/09/2023

136964/FO/2023 Description: Extension to the planning permission (126744/FO/2020) for the use of 9 No. temporary classrooms, consisting of 1 No. single classroom, 2 No. double classrooms and 1 No. double stacked double classroom for a further period of 3 years. Decision: Approved 07/07/2023

126744/FO/2020 Description: Erection of 9 No. temporary classrooms, consisting of 1 No. single classroom, 2 No. double classrooms and 1 No. double stacked double classroom with associated works for a period of 3 years. Decision: Approved 23/06/2020

Consultations & Notification Responses

Trafford Metropolitan Borough Council – No objection.

Environmental Health – No objection.

Highways – No objection.

Neighbours, as per appendix 1 – No comments or objections received.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 – The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the

framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas

The National Planning Policy Framework (December 2025)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principal

The proposal seeks the continued retention of existing temporary teaching blocks, along with minor elevational enhancements to one unit. The site forms part of an established sixth-form college campus, where educational use is long-standing and well-established. Retention of these teaching blocks directly supports the college's ability to maintain adequate teaching capacity. As the temporary buildings are already in situ and form part of the existing operational layout of the campus, the proposal does not introduce a new land use, nor does it conflict with the character, or use of the area.

Visual Amenity

The proposal seeks to retain the existing temporary teaching blocks. Their overall visual impact was fully assessed and deemed acceptable as part of the previous planning permission, and no material changes have since arisen that would alter that conclusion. The applicant has also provided up-to-date evidence confirming that the units remain in good condition and are being well maintained, ensuring that their appearance does not detract from the character of the wider campus.

In addition to their retention, the application includes elevational enhancements to Unit C. These works comprise the installation of brick-slip cladding to Elevations A and D of the larger two-storey block, which occupies a more visually prominent position within the site. The use of red brick cladding represents a clear improvement over the existing finish and will help the building better integrate with surrounding built form. Importantly, the enhancement of the side elevation—visible from the listed chapel—will reduce the building's visual impact in these key views and thereby lessen its impact on the setting of the heritage asset. This is considered a positive design intervention that results in a more sympathetic and contextually appropriate appearance.

Residential Amenity

The impact of the teaching blocks was assessed in the previous application; this application is for retention and minor elevation alterations only. The elevational alterations to Unit C are

limited to external cladding and do not involve any increase in height, massing, or window openings. The works are purely cosmetic and therefore do not alter the relationship of the building to surrounding residential properties. Furthermore, there have been no objections received in relation to this application.

Impact on Highway

The proposal does not result in an increase of student and staff numbers and therefore would not generate more trips to and from the college. Highways services have no objection to the proposal.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. 3-year Temporary Consent:

The permission hereby granted is for a limited period only (3 years) from the date of this decision, and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. The land shall be reinstated within 2 months in accordance with a scheme previously approved, and timetable of

implementation to be submitted to and approved in writing by the City Council local planning authority before this permission expires.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

2. Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Drawing – UNIT C ELEVATIONS AND PLANS – 03 December 2025 - REF: LCPL-10A-VO-XX-DR-A-0707-L1
- b. Drawing – SITE PLAN – 03 December 2025 – Ref: LCPL-10A-VO-XX-DR-A-0012-L1

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. MATERIALS – AS PER APPROVED PLAN

The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing ref: LCPL-10A-VO-XX-DR-A-0707-L1 .

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Trafford Council

11 Chichester Road South, Manchester, M15 5PL
Loreto Convent, Chichester Road, Manchester, M15 5PJ
17 Bold Street, Hulme, Manchester, M15 5QR
9 Bold Street, Hulme, Manchester, M15 5QR
3 Bold Street, Hulme, Manchester, M15 5QR
14 Chichester Road South, Manchester, M15 5QQ
3 St Mary's Street, Hulme, Manchester, M15 5WB
1 St Mary's Street, Hulme, Manchester, M15 5WB
17C Chichester Road South, Manchester, M15 5PL
17A Chichester Road South, Manchester, M15 5PL
15 Bold Street, Hulme, Manchester, M15 5QR
11 Bold Street, Hulme, Manchester, M15 5QR
7 Bold Street, Hulme, Manchester, M15 5QR
5 Bold Street, Hulme, Manchester, M15 5QR
1 Bold Street, Hulme, Manchester, M15 5QR
16 Chichester Road South, Manchester, M15 5QQ
18 Chichester Road South, Manchester, M15 5QQ
20 Chichester Road South, Manchester, M15 5QQ
22 Chichester Road South, Manchester, M15 5QQ
24 Chichester Road South, Manchester, M15 5QQ
26 Chichester Road South, Manchester, M15 5QQ
28 Chichester Road South, Manchester, M15 5QQ
17B Chichester Road South, Manchester, M15 5PL
10 Chichester Road South, Manchester, M15 5QQ
15 Chichester Road South, Manchester, M15 5PL
3 Holdgate Close, Manchester, M15 5EP
24 Holdgate Close, Manchester, M15 5EP
22 Holdgate Close, Manchester, M15 5EP
2 Holdgate Close, Manchester, M15 5EP
1 Holdgate Close, Manchester, M15 5EP
2 Chichester Road South, Manchester, M15 5QQ
4 Chichester Road South, Manchester, M15 5QQ
6 Chichester Road South, Manchester, M15 5QQ
12 Chichester Road South, Manchester, M15 5QQ
8 Chichester Road South, Manchester, M15 5QQ

Appendix 2 – Planning constraints

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