

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141459/FO/2024
Date registered valid: 30 October 2025
Proposal: Retention of modular classroom
Address: Dean Trust Ardwick, 345 Stockport Road, Manchester, M13 0LF
Ward(s): Ardwick Ward

Applicant: The Board of Trustees, The Dean Trust
Agent (if any): Ms Lela Haelyn, Lancaster Maloney Martin Ltd
Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 10 December 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 20 November 2025

Standard consultations:

Printed: 14 November 2025

Expired: 5 December 2025

Neighbour notifications

Printed: 14 November 2025

Expired: 5 December 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site

The application site relates to Dean Trust Academy site in Ardwick. The site is located off Stockport Road and comprises a school building with associated car parking and sports pitches on site. Specifically, to this application the modular classroom would be located in the car park, north-east of the site.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The Dean Trust school is located within a predominantly residential area of Ardwick. It is bounded by residential properties to the north and east, with St Luke's Primary School to the north and Stockport Road (A6) to the southwest. North-east of the site is Wonderland Park which provides routes to and from the school.

Description of development

The applicant is requesting permission for the retention of a modular classroom to form a drama classroom that would be detached from the main building. The proposed is currently built and in use on site.

Consultations & Notification Responses

MCC Highway Services- Initially objected to the application; after confirming there are no additional pupils (or staff) and it would total in a loss of four bays, the highway officer was satisfied with the proposal.

Environmental Health- recommended a condition regarding servicing and external plant/ equipment to be attached.

Neighbours as per appendix 1- no comments or objections.

POLICY

The following policies are considered relevant in the consideration of this application

The Manchester Core Strategy- Development Plan Document 2012-2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

Policy EN1- Design Principles

Places for Everyone- 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 (Bolton, Bury, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places

The National Planning Policy Framework (December 2024)- The Government's own planning policies for England and how they are expected to be applied.

-Chapter 12- Achieving well-designed and beautiful places

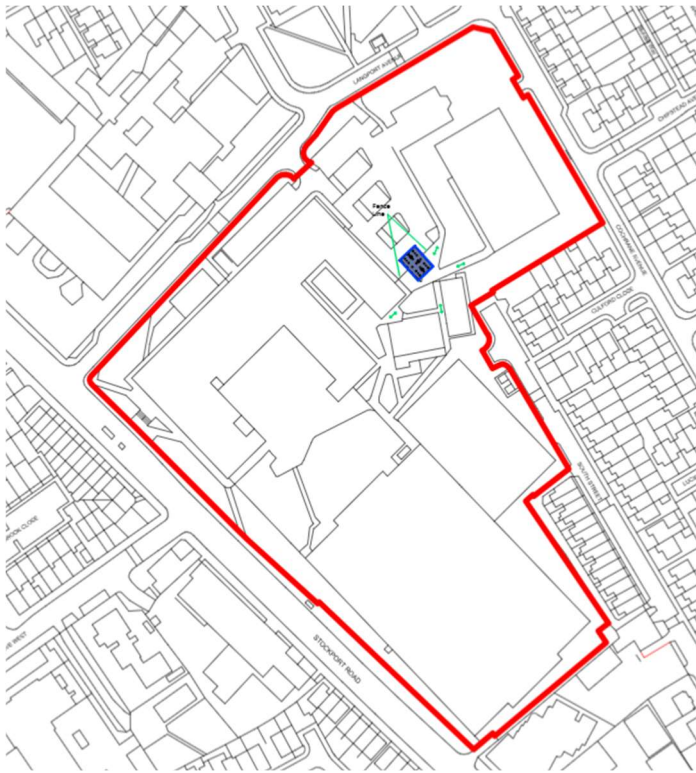
The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it

Chapter 4- Achieving sustainable development

Chapter 14- Achieving well-designed places

Issues

Proposed Site Plan:



Principle- The principle of an additional classroom for pupils is considered acceptable considering that it would enable education. Given the clear relevance to the site and that it would aid the school in delivering education, the principle of the proposal is considered acceptable. However, consideration must be given to the design and siting, highway safety and residential and visual amenity.

Design and Siting

The classroom would measure 12m in length and 9m in width. It is proposed to be 3.7m tall. The proposed introduces four windows to the side elevation and one door on the rear elevation. Disabled access is provided to the classroom through a ramp. The windows inserted in the side elevation would ensure that the classroom is not overlooked from the car park or street and would provide privacy for the students. The materials used provide a blended appearance with the main school building and does not look out of character for the school.

Pedestrian and Highway Safety

In total, the school's car park can hold 107 spaces, with the addition of the classroom the total car parking spaces would be 103. The site is located nearby to sustainable transport links, with multiple different bus routes along Stockport Road and Ardwick train station located approx. 800m away. Additionally, all disabled bays and cycling storage areas are retained. The removal of the car parking spaces is justified in order to provide the additional classroom. Considering that this would be a total loss of four car parking spaces and the highway officer is satisfied it is not considered to be a significant impact in this instance.

The proposal would not have a detrimental impact upon the current levels of pedestrian and highway safety in this location of the school. Although the classroom does partially obstruct the pedestrian pathway leading off to Langport Avenue, it does not completely obstruct pedestrian and vehicle movements on site. Considering that highways have no objections, the proposal is considered to be acceptable in terms of highway safety.

Residential and Visual Amenity

As the proposed is located in the car park of the school, the classroom is not considered to give rise to any issues associated with residential amenity implications, including; overshadowing, introducing an overbearing feature or causing issues associated with privacy.

Considering the scale and design of the classroom, combined to its relevance to the site, the proposal is not considered to harm the visual amenity of the area. The proposed design is therefore considered to have minimal detrimental impact upon the street scene and visual amenity of the area, thereby according with policies DM1, EN1 and SP1 of the Core Strategy.

Conclusion

Given the above issues, it is considered that the classroom is acceptable in terms of its impact upon visual and residential amenity and highways safety in accordance with Policies SP1, DM1 and EN1 of the Core Strategy and Policy JP-P1 of Places for Everyone.

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 applicant 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) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.
- (2) The development hereby approved shall be carried out in accordance with the following documents

Proposed Drawings ref, P03
Proposed Site Plan ref, P02
Location Plan ref, PP-13512331v1

Received on 6 November 2024

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

- (3) The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture including:

The materials used in the external surfaces of the development hereby approved shall be as follows:

- *[Windows: double glazed with aluminium frames]*
- *[Walls: Plastisol steel and horizontal timber cladding boards]*
- *[Roof: mono-pitch fatra FF810 membrane in grey]*
- *[Lighting: circular outdoor wall lights in black]*

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.

(4) NSE6 (External plant/equipment/servicing)

- a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.
- b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

116 South Street, Longsight, Manchester, M12 4DT
102 South Street, Longsight, Manchester, M12 4DT
112 South Street, Longsight, Manchester, M12 4DT
9 Culford Close, Manchester, M12 4UT
31 Cochrane Avenue, Manchester, M12 4WD
33 Cochrane Avenue, Manchester, M12 4WD
14 Culford Close, Manchester, M12 4UT
9 Cochrane Avenue, Manchester, M12 4UP
106 South Street, Longsight, Manchester, M12 4DT
110 South Street, Longsight, Manchester, M12 4DT
114 South Street, Longsight, Manchester, M12 4DT
1 South Street, Longsight, Manchester, M12 4PN
29 Cochrane Avenue, Manchester, M12 4WD
2 Culford Close, Manchester, M12 4UT
92 South Street, Longsight, Manchester, M12 4DT
37 Cochrane Avenue, Manchester, M12 4WD
1 Cochrane Avenue, Manchester, M12 4UP
4 Lidbrook Walk, Manchester, M12 4LN
108 South Street, Longsight, Manchester, M12 4DT
11 South Street, Longsight, Manchester, M12 4PN
12 Culford Close, Manchester, M12 4UT
5 Cochrane Avenue, Manchester, M12 4UP
19 Cochrane Avenue, Manchester, M12 4UP
17 Cochrane Avenue, Manchester, M12 4UP
96 South Street, Longsight, Manchester, M12 4DT
98 South Street, Longsight, Manchester, M12 4DT
7 Culford Close, Manchester, M12 4UT
3 South Street, Longsight, Manchester, M12 4PN
5 South Street, Longsight, Manchester, M12 4PN
13 South Street, Longsight, Manchester, M12 4PN
15 South Street, Longsight, Manchester, M12 4PN
90 South Street, Longsight, Manchester, M12 4DT
25 Cochrane Avenue, Manchester, M12 4WD
10 Culford Close, Manchester, M12 4UT
16 Culford Close, Manchester, M12 4UT
3 Cochrane Avenue, Manchester, M12 4UP
13 Cochrane Avenue, Manchester, M12 4UP
6 Lidbrook Walk, Manchester, M12 4LN
104 South Street, Longsight, Manchester, M12 4DT
9 South Street, Longsight, Manchester, M12 4PN
27 Cochrane Avenue, Manchester, M12 4WD
35 Cochrane Avenue, Manchester, M12 4WD
4 Culford Close, Manchester, M12 4UT
8 Culford Close, Manchester, M12 4UT
23 Cochrane Avenue, Manchester, M12 4UP
116A South Street, Longsight, Manchester, M12 4DT
Islamic Academy Of Manchester, 118 South Street, Longsight, Manchester, M12 4DT
100 South Street, Longsight, Manchester, M12 4DT
19 South Street, Longsight, Manchester, M12 4PN

6 Culford Close, Manchester, M12 4UT
20 Culford Close, Manchester, M12 4UT
21 Cochrane Avenue, Manchester, M12 4UP
6 Chipstead Avenue, Manchester, M12 4US
8 Chipstead Avenue, Manchester, M12 4US
2 Lidbrook Walk, Manchester, M12 4LN
21 South Street, Longsight, Manchester, M12 4PN
94 South Street, Longsight, Manchester, M12 4DT
7 South Street, Longsight, Manchester, M12 4PN
17 South Street, Longsight, Manchester, M12 4PN
18 Culford Close, Manchester, M12 4UT
JAMIA ISLAMIA MOSQUE, 347 - 349 Stockport Road, Manchester, M13 0LF
7 Cochrane Avenue, Manchester, M12 4UP
11 Cochrane Avenue, Manchester, M12 4UP
15 Cochrane Avenue, Manchester, M12 4UP

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) -
Area Team Boundary - Name: NORTH AREA