

**Openshaw Campus
Temporary Teaching Building**

Planning Statement

Job No: 1461

Final Report

12/03/2026

10architect



Revision P1

Rev	Date	Comments	Prep.by	Appr. by
P1	12.03.26	Issued in support of planning application for Temporary Teaching Building	AP	ADS

Introduction

This Planning Statement is prepared on behalf of The LTE Group in support of a Full Planning Application for the granting of permission to site 4 no. temporary accommodation classrooms arranged in a double stack within the lower car park to the South part of the Openshaw Campus.

The purpose of this Planning Statement is to support the application by providing information and justification regarding the need of temporary accommodation for a three-year period.

This Planning Statement should be read alongside the following drawings and reports that have been submitted in support of the application:

- OPEB-10A-V1-XX-DR-A-0010_Site Location Plan L1
- OPEB-10A-V0-XX-DR-A-0210_Existing Site Plan L1
- OPEB-10A-V0-XX-DR-A-0710_Proposed Plans and Elevations_L1
- OPEB-10A-V9-XX-DR-A-9010_Proposed Site Plan L1

Background

The Manchester College is the largest further education college in the UK and the number one provider of 16-19 and adult education in Greater Manchester for overall achievement. The college is located over six campuses which are spread across Manchester, with three in Central Manchester, Wythenshawe in the South, Harpurhey to the North and Openshaw to the East.

The Openshaw campus is located off Ashton Old Road close to the Etihad Stadium and offers courses across ten subject areas. The College are currently developing a new building to increase their offer in Construction and Engineering which was approved in February 2026 (Application number: 144410/FO/2025).

Following a curriculum review the College have become aware of a classroom shortfall for the next academic year (2026-2027), so wish to apply for permission for the erection of a temporary teaching building in the lower car park on the site of the demolished Auto Electrical Workshop. The building is proposed to provide 4 temporary classrooms to cover the shortfall, arranged in a double stack.

Layout

The temporary classrooms are proposed to be located to the South of the campus site in the lower level car park on the site of the now demolished Auto Electrical Workshop. The proposal is for 4 no. classrooms arranged in a double stack with two to the Ground Floor either side of an internal staircase up to two further classrooms at First Floor. All classrooms are proposed to be 53 square metres and the overall gross external floor area of the temporary teaching building is expected to be a total of 288 square metres. The building is proposed to be located to the East side of the lower level car park aligned with the retaining wall which divides the car park from the main car park and the site of the new Engineering Building (planning approval 144410/FO/2025).

Access

A steel ramp is proposed to provide access for all into the Ground Floor of the building via the front entrance doors. No disabled access is proposed for the two classrooms to the First Floor. As all classrooms are general purpose teaching rooms, this will not disadvantage any students as the needs of each student will be considered prior to confirming room scheduling.

Conclusion

To meet the College's imminent shortfall for classrooms at the Openshaw Campus, the LTE Group are applying for permission to erect a temporary teaching building on the campus for a period of three years.



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