



Application number: 144506/FO/2025

1) Please provide an operational statement about how the premises is intended to be used including: capacity of rooms; staffing numbers; if this is to function independently of the school etc.

Operational Statement

Change of Use: Former Caretaker House to School / Training / Community Use
Site: Oswald Road Caretaker House, Chorlton
Proposed Hours: 07:00 – 18:30, Monday–Friday

1. Introduction

This Operational Statement supports an application for the change of use of the former caretaker's house at Oswald Road, Chorlton from residential (C3) to a combination of school-related use, training, and community support activities (F1/F2/E mixed use).

The purpose of this document is to set out clearly how the building will operate and to demonstrate that activities will be modest, well-managed, and will not adversely affect neighbouring amenities.

2. Site and Surroundings

The premises is a former caretaker's house located directly adjacent to the main school site. The building is two storeys, with existing access points remaining unchanged. It sits within an area characterised by school buildings, residential properties, and supporting community facilities.

No external structural alterations are proposed.

3. Proposed Use

The building will serve as an extension of the school's operational and community functions, providing:

Upstairs – School Use Only

- PPA (Planning, Preparation & Assessment) space for school staff (max. 4 teachers at any one time)
- Meeting / small training room for internal school use, accommodating up to 16 people
- Governor Meetings- Termly governor meetings max 10 people 6pm, -9pm (latest)

Downstairs – Community & Training Use

- Community sessions linked to the school
- First aid training
- Parent and toddler (mums and tots) sessions
- Coffee mornings and informal parent support groups
- Small group sessions led by school staff or approved providers

All activities are educational, supportive, or community-based, and are directly associated with the school's wider role.

4. Hours of Operation

The proposed hours of use are:

- Monday – Friday: 07:00 to 18:30
- Monday - Friday 08.00 to 18.30 Community Use
- No routine evening or weekend activity is proposed.

These hours are consistent with normal school operational hours and align with the character of the surrounding area.

5. Staffing and Occupancy

- Upstairs: maximum 4 staff (PPA) or up to 16 for a school meeting/training session
- Downstairs: small groups typical of community-support activities (generally 6–12 participants)

Staffing will consist of school employees and approved volunteers or trainers.

6. Access, Parking and Movement

Access will be via the existing entrance to the house.

- Staff will continue to use existing school parking arrangements.
- Visitors to community sessions are expected to be local and arrive on foot or via public transport.
- No increase in vehicular traffic beyond normal school-related movements is anticipated.
- No external alterations, new access routes, or additional parking are proposed.

7. Deliveries and Waste

The building has minimal operational needs.

- Deliveries: occasional small packages (e.g., training materials).
- Waste: collected through the existing school waste management system, with no additional impact.

No commercial-scale deliveries or refuse will occur.

8. Noise and Amenity

All activities take place inside the building. The scale of use is low, consistent with typical school operations, and does not include any high-noise activities.

The proposed use will not create any additional noise beyond standard daytime school activity already present in the area.

9. Independence From the School

The building will NOT function independently from the school.

Key points:

- It will remain under the full control, management, and oversight of the school.
- Activities are school-led or school-approved (staff training, PPA, parent groups, community sessions linked to the school).
- No external commercial operator or unrelated organisation will manage or occupy the premises.
- The building will not operate outside school hours or as a standalone venue.
- No separate access, signage, or branding will be introduced that would make it appear independent.

Therefore, the proposal does not create a new independent use but expands the existing school's operational capacity.

2) Please provide a waste management strategy to accompany this application. If you are relying on bin stores elsewhere on the school premises these would be need to be identified on the location plan and should also be within the application site.

Waste Management Strategy

The proposed use will generate minimal waste, and a “leave no trace” principle will be applied to all activities within the building.

12.1 No On-Site Bin Storage

There will be no bin store at the former caretaker house.

All waste will be removed immediately after sessions and transferred to the main school’s established waste systems, ensuring:

- No accumulation of rubbish on-site
- No visual impact
- No odour or vermin risk
- No additional service vehicle movements

12.2 Compostable Waste

Any compostable materials produced during parent groups, coffee mornings, or staff use—such as:

- Tea bags
- Coffee grounds
- Fruit peelings
- Plant-based food waste

will be collected separately and taken to the school’s existing composting station, contributing to the school’s sustainability programme.

12.3 General Waste

General waste will remain extremely limited, and will typically include:

- Small quantities of paper
- Packaging from training materials
- Disposable hygiene items used during sessions (tissues, wipes, etc.)

This waste will be removed daily and placed in the school’s existing general waste bins.

12.4 Recycling

Where recyclable materials are present, they will be placed into the school’s existing:

- Mixed paper/card recycling
- Plastic and metal recycling (as applicable)

No new waste streams or contractors are required.

12.5 Summary

- Waste output will be low-volume, low-frequency.
- All waste is removed immediately after use ("leave no trace").
- Compostable waste is diverted to the school's composting station.
- No external bin storage is needed or proposed.
- No additional impacts on refuse collection or the local environment.

