

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144048/VO/2025

Date registered valid: 7 October 2025

Proposal: City Council Development - Refurbishment of and single storey extension to an existing caretaker's hut to provide early years childcare provision together with associated landscaping.

Address: Oswald Road Primary School, Oswald Road, Manchester, M21 9PL

Ward(s): Chorlton Ward

Applicant: Manchester City Council

Agent (if any): Ms Claire Bandy, Architect Limited

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 December 2025

APPLICATION DETAILS

Type of application:	Full Application Consent	
Development type:	Minor Other	
Date of site visit:	30 October 2025	
Standard consultations:	Printed: 13 October 2025	Expired: 3 November 2025
Neighbour notifications:	Printed: 13 October 2025	Expired: 3 November 2025
Site notice:	Posted: 14 October 2025	Expired: 4 November 2025
Press advert:	Published: 21 October 2025	Expired: 11 November 2025
Departure from Development Plan:	No	
Environmental Statement:	Not required	
Listed building:	Bounds Chorlton Library (Grade II) and adjacent Former Temperance Billiard Hall (Grade II)	
Conservation area:	Not applicable	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal is related to an existing caretaker's hut and associated land on the Oswald Primary School site. On site at present are a single storey early C20 caretaker's hut with later additions, and a 2-storey caretaker's house to the north of this. The original school stands several metres to the west. All of these buildings are of red brick and date from approximately 1908. There are various intervening garden and hard surface play areas and car park which have an ad hoc appearance reflecting the incremental growth of the school.

Description of area

The school site is intersected by the Chorlton District Centre boundary, with the proposed works sitting within the district centre boundary. The north and west of the site is mostly residential. To the east is the Grade II Chorlton Library and to the south is the main district centre.

Description of development

Refurbishment of and single storey extension to an existing caretaker's hut to provide early years childcare provision together with associated landscaping.

Amount

The proposed extension would add 129.2sqm space to the existing building for a total of 190.9sqm facility all at ground level with vaulted gable roof forms.

Layout

The proposed layout includes

- A separate entrance for families to the 2-year-old provision which is landscaped.
- A covered area
- A new 'Owl Garden' located next to the main playground
- Level access entranceways will be provided within the extension, the existing building floor level will be dropped to ensure it is flush and accessible.

Appearance

- Brickwork to match existing and to include façade detailing
- Timber cladding to face the courtyard side (nursery entrance)
- Roof volumes – to be tiled to match existing

Use

- The proposal would allow for a new provision for 45no 2–3-year-olds and 6no new staff for use between 0730 and 1830 Mon-Fri.

Landscaping

Courtyard

- A new 'courtyard' entrance to the 2-year-old provision (adjacent to the library)
- A secure area for just this year group where continuous indoor / outdoor play can be provided at certain times of day
- A covered area to allow easy drop off and pick up as well as rainy day activities
- New secure fencing with gate to allow access to the nursery playground
- New trees planted along the boundary
- New soft landscaping along the boundary with stepping stones for play
- New hard landscaping suitable for buggys / strollers / wheelchair access

Owl Garden

- A new Owl Garden between the new extension and the main playground
- Reusing as much planting from the existing Owl Garden as possible whilst also planting new trees
- Creating new elements for unstructured play as part of the extension – a brick 'sofa', 'stage' and 'memorial bench'

Caretaker's Garden

- Improvements to the existing front garden to provide access for 2-year-old provision families.
- Trees and planting with benches and landscaping
- New hard landscaping suitable for buggies / strollers / wheelchair access

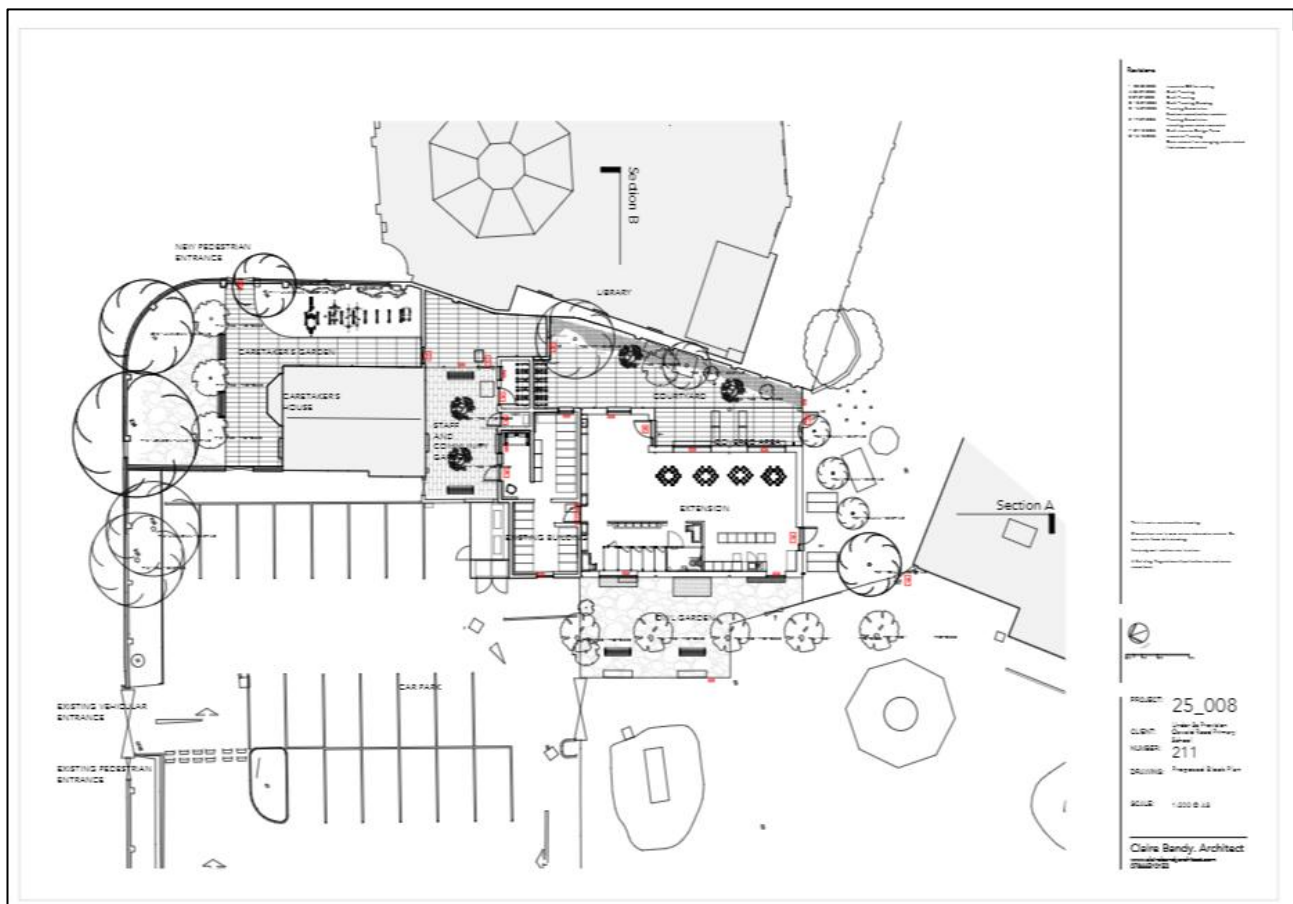


Figure 1. Proposed site plan

PLANNING HISTORY

It is noted there is a history and pattern of development on the site to allow for new school buildings and structures to support the existing use.

123715/FO/2019

Description: Elevational alterations including the installation and removal of windows and the laying of an artificial grassed area and path

Decision: Approved 24/07/2019

112152/FO/2016/S1

Description: Construction of 5 metre high wooden gazebo to be used as an outdoor classroom and the erection of a 3.4 metre high covered shelter to the reception block

Decision: Approved 19/07/2016

106365/AO/2014/S1

Description: Installation of 1no. non-illuminated individual letter sign

Decision: Approved 08/09/2014

104575/NMC/2013/S1

Description: Non material amendment to planning permission 103164/VO/2013/S1 to provide elevational alterations and installation of kitchen plant to roof

Decision: Approved 06/02/2014

103164/VO/2013/S1

Description: CITY COUNCIL DEVELOPMENT Erection of a two storey high extension, incorporating access lift, to create a 3 form entry school

Decision: Approved 30/09/2013

102591/FO/2013/S1

Description: Erection of single-storey building to form Reception Unit of two classrooms, to facilitate 3-form entry

Decision: Approved 22/07/2013

095026/FO/2010/S1

Description: Erection of single-storey extensions to existing nursery building to create additional nursery accommodation and reception classroom.

Decision: Approved 09/02/2011

093948/NMC/2010/S1

Description: Non Material Amendment to planning permission 093261/VO/2010/S1 relating to elevational alterations

Decision: Approved 18/08/2010

093261/VO/2010/S1

Description: CITY COUNCIL DEVELOPMENT Installation of new prefabricated classroom unit for a temporary period of 5 years, together with 2.5 metre high perimeter fencing, the relocation of car park entrance at Nicolas Road and new surface treatment

Decision: Approved 20/07/2010

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Highways have reviewed the additional information and note that, while there will be some increase in parking demand, the overall impact on surrounding streets is not considered significant. Highways recommend (but do not require) the provision of three additional on-site parking spaces. This is a suggestion based on maximum parking standards rather than a mandatory requirement (See Vehicular Access and Car parking section below). Cycle parking will increase from 40 to 58 spaces, with details of location and design to be secured by condition. No Construction Management Plan is required due to the minor nature of works and suitable existing access.

Manchester City Council Environmental Health

Environmental Health have no objection subject to conditions requiring a demolition/construction management plan (covering noise, vibration, dust, compound locations, emergency contact, community consultation and vehicle sheeting), restriction of working hours (Mon–Fri 07:30–18:00; Sat 08:30–14:00; no Sundays/Bank Holidays), noise mitigation for external plant to achieve 5dB below background levels with verification testing, and contaminated land investigation/remediation due to outdated reports (2012) and proposed play/grow areas. The submitted Waste Management Strategy is acceptable.

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application and had no objections to the proposed development recommending informatives be attached regarding surface water drainage.

Manchester City Council Neighbourhood Officer (Arboriculture)

The Neighbourhood Officer (Arboriculture) has no objection to the proposed development and associated planting plan.

Greater Manchester Ecology Unit (GMEU)

Following a change to the BNG Metric and report to encompass the full site edge red, GMEU were satisfied that enough information has been provided at this stage to evidence that a 10% gain could be achieved on site, incorporating the full application boundary.

Greater Manchester Geological Unit (GMGU)

No response received.

Greater Manchester Police

No response received.

Cadent Gas

Cadent Gas were notified by the LinesearchbeforeUdig (LSBUD) platform as the proposal site is near their medium and low-pressure assets. They had no objection to this proposal from a planning perspective; however they recommended the attachment of an informative which the applicant should take note of and action where required.

Notifications

Local Residents

No representations received.

Chorlton Civic Society

No representations received.

Publications

Site Notice and Press Advertisements

No representations received

RELEVANT POLICIES

Decisions on planning applications must be made in accordance with the statutory development plan unless material considerations indicate otherwise, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The development plan for Manchester comprises the adopted Core Strategy (2012–2027), saved policies of the Unitary Development Plan (UDP), and the Places for Everyone Joint Development Plan Document (2022–2039). These documents are considered up to date and carry substantial weight in decision-making.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 2 - Economy and the City Centre
 - EC 1 - Employment and Economic Growth in Manchester
 - EC 2 – Existing Employment Space
 - EC 9 – South Manchester
 - Objective 4 – Centres
 - C 1 – Centre Hierarchy
 - C 2 – District Centres
 - C 6 - South Manchester District Centres - Chorlton, Didsbury, Fallowfield, Levenshulme and Withington
 - Objective 5 – Transport
 - T 1 – Sustainable Transport (partially replaced by PfE Policy JP-C 1)
 - T 2 - Accessible areas of opportunity and need
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
 - EN 4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development (Deletions replaced by PfE Policy JP-S 2)
 - EN 9 – Green Infrastructure
 - EN 10 - Safeguarding Open Space, Sport, and Recreation Facilities
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
 - EN15 - Biodiversity and Geological Conservation (partially replaced by PfE Policy JP-G 8)
 - EN 16 - Air Quality (partially replaced by PfE Policy JP-S 5)
 - EN 18 - Contaminated Land and Ground Stability
 - EN 19 – Waste
 - Appendices
 - Appendix B – Parking Standards
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC19 - Listed Buildings
 - DC26 - Development and Noise
 - Shopping

- S1.2 - improvement and re-development of existing District Centres
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S2: Carbon and Energy
 - JP-S4: Flood Risk and the Water Environment
 - Places for Jobs
 - JP-J1: Supporting Long-Term Economic Growth
 - JP-J2: Employment Sites and Premises
 - Greener Places
 - JP-G6: Urban Green Space
 - JP-G8: A Net Enhancement of Biodiversity and Geodiversity
 - Places for People
 - JP-P1 Sustainable Places
 - JP-P2: Heritage
 - JP-P5: Education, Skills and Knowledge
 - Connected Places
 - JP-C8: Transport Requirements of New Development
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 6 – Building a strong, competitive economy
 - Section 7 - Ensuring the vitality of town centres
 - Section 8 – Promoting health and safe communities
 - Section 9 – Promoting sustainable transport
 - Section 11 – Making effective use of land
 - Section 12 – Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change
 - Section 15 - Conserving and enhancing the natural environment
 - Section 16 - Conserving and enhancing the historic environment

ASSESSMENT

Principle of development

The development would deliver a valuable community facility that supports early childhood education, contributing to inclusive and sustainable neighbourhoods. It aligns with Policy JP-P5 of the Places for Everyone Joint Development Plan Document, which seeks to ensure the delivery of sufficient, high-quality education infrastructure to meet the needs of all communities. The proposal also supports Policy JP-S1 – Sustainable Development, by promoting a socially beneficial use that enhances local services and contributes to the long-term sustainability of the area.

At the local level, the proposal accords with Policy SP 1 Spatial Principles of the Manchester Core Strategy, which promotes neighbourhoods that are well served by community facilities. It also supports Policy EC 1 Employment and Economic Growth, which promotes employment-generating uses such as childcare services.

The development is therefore considered to be acceptable in principle.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The extension is positioned to the south and west of the existing caretaker's hut, replacing much of the current 'Owl Garden'. While the proposal represents a significant increase in footprint, the design mitigates bulk by breaking the extension into three adjoining hut-style volumes with pitched roofs. This approach

reflects the form of the existing caretaker's hut and house, creating a varied roofscape that is more sympathetic to the site than a single flat-roofed block.

Externally, the elevations combine brickwork facing the playground and Owl Garden with timber cladding to the courtyard side, ensuring visual interest and a clear relationship with the surrounding spaces. Roof materials will match the existing slate, complemented by aluminium parapet capping for a contemporary finish. The original hut roof will be raised slightly to accommodate insulation and align ridge heights, resulting in a cohesive roofscape.

The siting and scale ensure minimal visual impact on neighbouring properties. Views from public vantage points are limited, and the extension integrates well within the school grounds without appearing overbearing.

A condition requiring the submission and approval of external materials is necessary to ensure that the development achieves the high-quality finish described in the application. While indicative materials have been specified, detailed samples and specifications are essential to confirm that brickwork, timber cladding, and roofing tiles match the existing school buildings and complement the setting of adjacent Grade II listed buildings.

Overall, the proposed extension is considered to be well-designed, using sympathetic materials and a broken roofscape to integrate with the school site and protect the setting of nearby heritage assets, subject to a condition securing high-quality external finishes.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Due to its siting and single-storey scale, only limited views of the proposed extension are possible from public vantage points. The design, materials, and massing have been carefully considered to ensure the development integrates with the existing school buildings and does not detract from the character of the surrounding area.

A condition requiring the submission and approval of external materials is necessary to secure the high-quality finish described in the application. While indicative materials have been provided, detailed samples will confirm that brickwork, timber cladding, and roofing tiles complement the existing school buildings and the setting of adjacent Grade II listed structures.

Overall, the proposal is considered to integrate successfully with its surroundings, maintaining local character and heritage sensitivity, subject to a condition securing appropriate external materials.

Effects on amenity

Privacy

The proposed extension is located within the existing school grounds and is well separated from neighbouring residential properties on Longford Road. As such, it is not expected to result in any loss of privacy for nearby occupiers.

The use of the building for early years childcare is consistent with the established educational function of the site and does not introduce any new overlooking or intrusive activity. The layout and orientation of the extension have been designed to maintain appropriate separation distances and avoid direct views into local properties.

Overall, the development is considered to have a limited impact on residential privacy with no more harm than the existing school site.

Light

The proposed extension is single-storey and located well within the boundaries of the school site. Due to its modest height and separation from neighbouring properties, it is not expected to result in any significant loss of daylight or overshadowing.

The design and siting of the extension have been carefully considered to minimise its impact on surrounding amenity. Existing boundary treatments further help to screen the development and reduce any potential effects on light levels.

Overall, the proposal is considered to have a negligible impact on residential daylight.

Noise

The proposed use is consistent with the existing educational activities on site and is not expected to generate noise levels beyond those already experienced in the area. The introduction of early years childcare provision is considered compatible with the school setting and surrounding residential context.

Air Source Heat Pumps (ASHPs) are proposed on the northern elevation of the extension. These are acceptable in principle and support the transition to low-carbon heating solutions. However, to safeguard local amenity, a condition is recommended to ensure that any external plant meets local noise standards.

Construction-related noise will be managed through a Demolition and Construction Management Plan, secured by condition. This will include measures to control noise, vibration, dust, and hours of operation, as well as community consultation and emergency contact details.

Subject to these conditions, the proposal is not considered to result in unacceptable noise impacts

Air Quality

The proposal incorporates Air Source Heat Pumps (ASHPs), which support the transition to low-carbon heating and contribute positively to local air quality. By reducing reliance on fossil fuels, the development aligns with Core Strategy Policy EN 16 (Air Quality) and Places for Everyone Policy JP-S5, which seek to minimise air pollution and promote sustainable energy solutions.

Given the nature of the proposed use and its location within an existing school site, no significant increase in traffic or emissions is anticipated. The scheme encourages sustainable travel through the provision of cycle parking and its proximity to public transport, further supporting air quality objectives.

Overall, the development is considered to have a neutral to positive impact on air quality

Road Safety and Traffic Generation

The proposed development is not expected to result in a significant increase in traffic or pose any adverse impact on road safety. The additional vehicle movements associated with the new early years provision is modest and can be accommodated within the existing highway network.

Manchester City Council Highways Services have raised no concerns regarding highway safety in the vicinity of the site.

Overall, the proposal is considered acceptable in terms of road safety and traffic generation.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal includes level access and internal adaptations to ensure the building is accessible to disabled and less able people, in accordance with inclusive design principles.

The site benefits from strong sustainable transport links, with several bus services and a Metrolink tram stop within a ten-minute walk. Overall, the site is considered to be in a sustainable and well-connected location.

Community safety and crime prevention.

The scheme incorporates measures that enhance safety and reduce opportunities for crime, such as secure boundary treatments, controlled access points for the early years provision, and clear separation of public and private spaces. The design promotes natural surveillance through glazed elevations facing the courtyard and playground, improving visibility of external areas. Landscaping and fencing will help define spaces and discourage unauthorised access, so the proposal is considered acceptable in terms of community safety and crime prevention.

Adequacy of internal accommodation and external amenity space.

The proposal increases internal floorspace while retaining a good level of external amenity. The extension has been designed to minimise its impact on outdoor areas, ensuring that the site continues to provide functional and accessible external spaces for play and circulation.

Refuse storage and collection.

The applicant has submitted a Waste Management Strategy which has been reviewed and found to be acceptable. The proposal does not introduce any changes that would adversely affect refuse collection arrangements or the operation of the highway network.

Refuse storage will continue to be managed in accordance with existing school practices, with sufficient provision made for the new early year's facility.

Vehicular access and car parking

The Manchester Core Strategy (2012–2027) does not set specific parking standards for primary schools. Where standards do apply, they are expressed as maximum levels rather than minimum requirements (Appendix B), reflecting the Core Strategy's emphasis on reducing car dependency and promoting sustainable travel. These maximum standards are not intended to be applied as targets, and additional provision should only be required where clearly justified.

In this case, Manchester City Council Highways Services suggested the provision of three additional on-site parking spaces to mitigate potential on-street parking pressures. However, this recommendation appears to be based on the standards for higher and further education uses, which are not directly applicable to a primary school setting. Applying those standards would be disproportionate particularly given the site's sustainable location.

The site is located within a district centre and benefits from excellent public transport accessibility, including several bus routes and a Metrolink stop within a ten-minute walk. In addition, the proposal includes nine Sheffield cycle stands to encourage active travel. These measures align with Policy T2: Accessible Areas and Sustainable Transport and Section 9 of the NPPF which seeks to prioritise sustainable modes and reduce reliance on private cars.

The anticipated increase in parking demand from six additional staff members is modest and can be accommodated within existing on-street provision without causing significant harm to highway safety or residential amenity. The site is physically constrained, and requiring additional spaces would compromise layout and amenity while undermining sustainable transport objectives.

Overall, the proposal is considered to comply with Policy T2 of the Core Strategy and Section 9 of the NPPF, and Highways raise no objection subject to a condition requiring details of cycle parking.

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity

The Biodiversity Net Gain (BNG) metric covers the entire site and indicates a gain of 0.29 habitat units (10.94%). The baseline assessment appears robust. However, the proposed modified grassland is shown as "good condition," which may be difficult to achieve given its small area. Even if downgraded to "moderate," the site still delivers the required 10% net gain.

The indicative tree plan currently shows 21 trees, compared to 30 trees in the metric. This is acceptable at this stage as the plan is indicative and there is sufficient space for 30 trees.

Overall, sufficient evidence has been provided to demonstrate that a 10% net gain can be achieved within the application boundary.

In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended), the development is subject to the statutory biodiversity net gain condition. A Biodiversity Gain Plan must be submitted to and approved by the Local Planning Authority prior to commencement of development, demonstrating how the required 10% net gain will be achieved and maintained for a minimum of 30 years. This will be secured by condition alongside a Habitat Management and Monitoring Plan.

A Preliminary Ecological Appraisal (PEA) has been reviewed and found sound. To protect ecology, a condition will require implementation of mitigation measures in Section 6.2 of the PEA, particularly for nesting birds and terrestrial mammals.

An informative will advise that planning permission does not override wildlife legislation; if protected species are found during works, ecological advice must be sought.

In line with national and local policy, a further condition will require biodiversity enhancements, such as bat and bird boxes within the building or landscaping.

Subject to these conditions and informatives, the proposal is considered acceptable.

Landscape

The proposed development includes a landscaping scheme that enhances the functionality, accessibility, and visual quality of the site. Three distinct areas are proposed: the Courtyard, Owl Garden, and Caretaker's Garden.

The landscaping proposals are considered appropriate for the site's educational use and contribute positively to the setting of nearby heritage assets. A condition is recommended to secure full details of hard and soft landscaping, including planting schedules, materials, and maintenance arrangements.

A comprehensive landscaping plan will be required at condition stage, to be submitted alongside the Biodiversity Gain Plan, ensuring compliance with Biodiversity Net Gain (BNG) legislation.

Built heritage

The site lies adjacent to two Grade II listed buildings: Chorlton Library and the Former Temperance Billiard Hall. While the proposal introduces a larger footprint, its single-storey form and broken roofscape help to minimise visual impact and maintain the legibility of the historic hierarchy (library, caretaker's house, and hut). The extension uses sympathetic materials and landscaping to complement the original structures, ensuring the development integrates with its context.

Views of the listed buildings from Longford Road will remain largely unaffected, with the library dome continuing to be a prominent feature. There are no significant views from Manchester Road or the Sedge Lynn, so the appreciation of these assets will not be diminished.

In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority has given great weight to the conservation of the adjacent Grade II listed buildings. The proposal results in less than substantial harm to their setting, as defined in paragraph 208 of the NPPF, and this harm is outweighed by the public benefits of delivering improved early years provision and enhanced landscaping. Overall, the scheme respects the historic environment while delivering a functional and well-designed addition to the school site.

Green Infrastructure including open space, both public and private

The proposal involves the removal of a tree of low visual amenity value. This loss is considered acceptable given the limited contribution of the tree to the character of the site and surrounding area. The submitted site plan includes replacement planting and additional trees, which will offset the loss and enhance the site's green infrastructure. These measures will improve biodiversity, visual quality, and functionality of outdoor spaces.

A condition will secure full details of hard and soft landscaping, including planting schedules, species, and maintenance arrangements, to ensure the scheme delivers the intended environmental and amenity benefits and aligns with BNG requirements.

Flood risk and drainage.

The site is not within a designated Flood Zone; however, the Flood Map for Planning indicates potential susceptibility to surface water flooding during a 1-in-100-year rainfall event. Should the existing surface water drainage system be retained, a full survey is recommended to confirm its capacity and condition, with any necessary remedial works completed and an ongoing maintenance plan established to ensure the system remains fit for purpose throughout the lifetime of the development.

Existing or proposed hazardous installations.

Contaminated land

The applicant has submitted Phase 1 and Phase 2 contaminated land reports; however, these date from 2012 and are no longer considered valid by the Local Planning Authority due to their age. Given the proposed use of the site for early years childcare, including outdoor play and growing areas, updated investigations are required to ensure the land is safe and suitable for its intended use.

A condition has therefore been attached requiring the submission of an up-to-date contaminated land assessment prior to commencement of development. This must include appropriate soil sampling and risk assessment, particularly in areas designated for children's activities.

Subject to this condition, the proposal is considered acceptable in relation to land contamination

Cadent Gas

Cadent Gas were notified via the LinesearchbeforeUdig (LSBUD) platform due to the proximity of the proposal site to their medium and low-pressure gas assets. While they raised no objection from a planning perspective, they advised that an informative be attached to the decision notice. This is to ensure the applicant is aware of potential legal interests (e.g. easements or restrictive covenants) and the need to avoid infringing on Cadent's infrastructure. The applicant is expected to take appropriate action, including registering planned works with LSBUD and applying for any necessary diversions in advance of construction.

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.

PLANNING BALANCE & CONCLUSION

The proposed development would deliver a high-quality early years childcare facility within an established primary school site, supporting inclusive growth and meeting identified local needs in accordance with Policy JP-P5 of Places for Everyone and Core Strategy Policy SP1. The scheme is well-designed, respects the character of the site, and safeguards the setting of adjacent Grade II listed buildings, resulting in less than substantial harm that is outweighed by the significant public benefits of enhanced education provision

and improved landscaping. Technical matters relating to highways, noise, air quality, biodiversity, and land contamination can be satisfactorily addressed through conditions. The site is sustainably located within the Chorlton District Centre, with excellent access to public transport and active travel infrastructure, reducing reliance on private car use. Overall, the proposal accords with the development plan and the NPPF when taken as a whole, and there are no material considerations that indicate otherwise. For these reasons, the application is recommended for approval subject to the conditions set out in this report.

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. The proposal is acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Specified plans

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

- | | | |
|----------------------------------|-------------|---|
| a. Drawing - Proposed | 24 Sep 2025 | 001 A LOCATION PLAN |
| b. Drawing - Existing & Proposed | 24 Sep 2025 | 002 B SITE PLAN |
| c. Drawing - Proposed | 17 Oct 2025 | 201 H GROUND FLOOR PLAN |
| d. Drawing - Proposed | 01 Dec 2025 | 202 G ROOF PLAN |
| e. Drawing - Site Plan | 15 Oct 2025 | 211 G PROPOSED SITE PLAN |
| f. Drawing - Proposed | 01 Dec 2025 | 241 N ELEVATIONS |
| g. Drawing - Proposed | 01 Dec 2025 | 242 J ELEVATIONS |
| h. Drawing - Proposed | 24 Sep 2025 | 243 C ELEVATIONS |
| i. Drawing - Proposed | 01 Dec 2025 | 251 F SECTION A AND B |
| j. Design & Access Statement | 24 Sep 2025 | DESIGN AND ACCESS STATEMENT |
| k. Ecology report | 13 Nov 2025 | PRELIMINARY ECOLOGICAL APPRAISAL & B... |
| l. Ecology report | 13 Nov 2025 | STATUTORY BIODIVERSITY METRIC |
| m. Tree survey or information | 06 Oct 2025 | ARBORICULTURAL SURVEY DATA |
| n. Tree survey or information | 06 Oct 2025 | TREE CONSTRAINTS PLAN |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to be submitted

No above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

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. Hours of operation

The building hereby approved shall only be used in association with the existing school premises and shall not be open outside the following hours: -

- a. Monday to Friday: 0730 - 1830

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012) .

5. DEMOLITION/CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development, a demolition/construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

Measures to control noise and vibration;

- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number
- A community consultation plan; and
- Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.*The applicant should refer to our noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance on controlling emissions. [Currently January 2024, Version 2.2]

6. PLANT EQUIPMENT NOISE – PRE-ABOVE GROUND WORKS

- a. Prior to any above ground works, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.
- b. Prior to the first, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.
- c. In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

7. Contaminated Land

- a. Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).
 - i. In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the

development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

- ii. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.
- b. When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.
- c. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out prior to occupation in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, Pursuant to policies SP1 and DM1 of the Core Strategy

8. Landscaping

- a. Notwithstanding the details shown on the approved plans (Drawing - Site Plan 15 Oct 2025 211 PROPOSED SITE PLAN) the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.
- b. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason - To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies SP1, EN9 and DM1 of the Core Strategy and the National Planning Policy Framework.

9. Boundary treatment

Prior to above ground works, details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved structures erected shall be in accordance with the approved details and be in place prior to occupation. The structure thereafter shall be retained.

Reason - In the interests of amenity and in compliance with saved Unitary Development Plan Policy E3.3, Core Strategy policies SP1 and DM1 and the National Planning Policy Framework.

10. Cycle Storage

Prior to the first use of the development hereby approved the full details of secure, covered cycle parking facilities for the development shall be submitted to and approved in writing by the City

Council as local planning authority. The approved details shall be installed prior to the first use of the development and be retained thereafter whilst the development is in use.

Reason - To ensure that adequate provision is made for the parking of cycles on the site pursuant to policies T1, T2 and DM1 of the Core Strategy.

11. Biodiversity mitigation

The proposed mitigation regarding nesting birds and terrestrial mammals within Section 6.2 of the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment, dated September 18 2025 should be adhered too. For the avoidance of doubt this includes

- a. Impacts on nesting birds should be avoided by carrying out the construction work and similar operations outside of the bird breeding season (March-September). Construction activities that might directly impact upon breeding birds should hence be limited to the October-February period. If vegetation has to be cleared during the bird breeding season checks immediately before clearance by a suitably qualified ecologist will be required. If nesting activity is detected work in that area will need to stop until the ecologist considers that nesting activity is finished.
- b. To ensure that Hedgehog and any other mammals are not trapped or harmed during the site clearance works, smaller excavations should be covered if left overnight. Larger excavations, if left overnight or for longer periods, should be ramped to enable animals to escape.

Reason - To protect nesting birds and terrestrial mammals during construction and site clearance, in accordance with Policy EN15 (Biodiversity and Geological Conservation) of the Manchester Core Strategy, Policy JP-G8 (Net Enhancement of Biodiversity and Geodiversity) of Places for Everyone, and Section 15 of the National Planning Policy Framework (Conserving and Enhancing the Natural Environment).

12. Biodiversity enhancement

Prior to first occupation of the development hereby approved and in addition to biodiversity net gain requirements, a scheme for the enhancement of the site for ecological purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Details should include bat and bird boxes. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason -To mitigate the loss of vegetation and to promote biodiversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

13. Biodiversity Net Gain HMMP

Prior to the commencement of development, a 30 year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

INFORMATIVE(S)

1. Cadent gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/our-services/gas-diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

2. BNG Standard Condition

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

In addition, the following is required:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if habitat degradation has taken place:
 - a statement to this effect,

- the date immediately before the degradation activity,
- the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
- any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

3. Surface Water Flooding

The Flood Map for Planning service indicates that the location of the proposed development is likely to be affected by surface water flooding during a 1 in 100-year rainfall event

If the applicant proposes to utilise the existing surface water drainage system, it is recommended that a full survey of the existing drainage infrastructure is undertaken. Any identified remedial works should be completed, and an ongoing maintenance scheme should be established to ensure that the existing drainage system is fit for purpose for the lifetime of the development.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

Environmental Health

Neighbourhood Team Leader (Arboriculture)

MCC Flood Risk Management

Greater Manchester Ecology Unit

Greater Manchester Geological Unit

Chorlton Civic Society

8 Longford Road, Manchester, M21 9PL

6 Longford Road, Manchester, M21 9PL

4 Longford Road, Manchester, M21 9PL

Funeral Parlour Junction Nicholas Road, Manchester Road, Chorlton, Manchester, M21 9PN

Chorlton District Library, Manchester Road, Chorlton, Manchester, M21 9PN

Flat 1, 21 Oswald Road, Manchester, M21 9NL

11 Oswald Road, Manchester, M21 9NL

20 Longford Road, Manchester, M21 9SP

2 Nicolas Road, Manchester, M21 9LQ

21A Manchester Road, Chorlton, Manchester, M21 9PN

12 Fielden Avenue, Manchester, M21 9QB

Flat 2, 21 Oswald Road, Manchester, M21 9NL

39 Oswald Road, Manchester, M21 9NL

35 Oswald Road, Manchester, M21 9NL
33 Oswald Road, Manchester, M21 9NL
29 Oswald Road, Manchester, M21 9NL
25 Oswald Road, Manchester, M21 9NL
19 Oswald Road, Manchester, M21 9NL
13 Oswald Road, Manchester, M21 9NL
80 Oswald Road, Manchester, M21 9GB
27 Oswald Road, Manchester, M21 9NL
15 Oswald Road, Manchester, M21 9NL
76 Oswald Road, Manchester, M21 9GB
43 Manchester Road, Chorlton, Manchester, M21 9PW
78 Oswald Road, Manchester, M21 9GB
41 Oswald Road, Manchester, M21 9NL
37 Oswald Road, Manchester, M21 9NL
31 Oswald Road, Manchester, M21 9NL
2 Longford Road, Manchester, M21 9PL
23 Oswald Road, Manchester, M21 9NL
17 Oswald Road, Manchester, M21 9NL
22 Longford Road, Manchester, M21 9SP

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA