

**Loreto College:  
Temporary Teaching Block**

**Planning Statement**

Job No: 1273

Final Report

01/12/2025

10architect



**Revision L1**

| <b>Rev</b> | <b>Date</b> | <b>Comments</b>                                      | <b>Prep.by</b> | <b>Appr. by</b> |
|------------|-------------|------------------------------------------------------|----------------|-----------------|
| L1         | 01/12/25    | i332 - Temporary Teaching Block Planning Application | JC             | DD              |

## **Introduction**

This Planning Statement has been prepared on behalf of Loreto College in support of a Full Planning Application seeking permission to retain 10 temporary teaching classrooms for a further five-year period. The purpose of this Statement is to provide the necessary context, information, and justification for the continued need for the temporary accommodation, demonstrating its essential role in supporting the ongoing delivery of high-quality education at the College.

The application also seeks approval for the installation of red brick slip cladding to elevations A and D of the stacked double temporary teaching block (Unit C). While the unit remains in a suitable condition for continued use, the applicant proposes the addition of external cladding in order to modernise its appearance and ensure it positively complements the recently completed permanent teaching and catering buildings.

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

- LCPL-10A-V0-00-DR-A-0010\_Site Location Plan L1
- LCPL-10A-V1-XX-DR-A-0011\_Existing Site Plan L1
- LCPL-10A-V1-XX-DR-A-0012\_Proposed Site Plan L1
- LCPL-10A-V1-XX-DR-A-0706\_Temporary Units A and B - Plans and Elevations\_L1
- LCPL-10A-V1-XX-DR-A-0707\_Temporary Unit C - Plans and Elevations\_L1
- LCPL-10A-V1-XX-DR-A-0708\_Temporary Units D and E - Plans and Elevations\_L1

## **Background**

Loreto College is a Sixth Form College established primarily to serve the educational needs of young Catholics aged 16 to 18. The College also welcomes students of other faiths whose beliefs align with its core values of Freedom, Excellence, Internationality, Justice, Sincerity, Truth, and Joy. These values are inspired by the educational philosophy of Mary Ward, a sixteenth-century Englishwoman who founded the Institute of the Blessed Virgin Mary, the religious order of nuns who established the College in 1851.

As a non-selective institution, Loreto College continues to experience exceptionally high demand for places, with applications consistently exceeding available capacity. To address this ongoing challenge and ensure the College can maintain the delivery of high-quality education, this application seeks permission to retain five temporary teaching blocks, providing a total of ten classrooms to support the College's ongoing educational provision.

## **Planning History**

### **9th July 2013**

*Application Reference: 102303/FO/2013/S1*

Planning permission was granted for 6no. temporary classrooms (total), consisting of 2no. single classrooms and 2no. double classrooms for a period of two years.

**5th June 2015**

*Application Reference: 108517/JO/2015/S1*

Planning Permission for a Variation of a Planning Condition was granted to extend the original permission for 6no. temporary classrooms by a further three years to June 2018.

**14th August 2015**

*Application Reference: 109305/FO/2015/S1*

Planning Permission was granted for an additional 2no. classroom for a period of three years.

**23rd June 2020**

*Application Reference: 1126744/FO/2020*

Planning Permission was granted for 9no. temporary classrooms (total), consisting of 1no. single classrooms, 2no. double classrooms and 1no. stacked double classroom for a period of three years.

**7th July 2023**

*Application Reference: 136964/FO/2023*

Planning Permission was granted to extend 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.

**15th May 2024**

*Application Reference: 139520/FO/2024*

Planning Permission was granted for 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.

**Need for Development**

In 2020, nine temporary units were installed to accommodate an increase in student numbers from 3,300 to 3,550, at which point the College was operating at full capacity. Funding was later secured for the construction of the new St Vincent's building, along with approval from the DfE to further increase student numbers to 4,150.

Due to delays in the construction programme, an additional six temporary units were installed in May 2024 to support the first phase of this increased intake. St Vincent's was completed in May 2025 and became operational in September 2025. Following its opening, five of the six units installed in 2024 were no longer required; however, the remaining ten temporary units continue to be fully timetabled and in active use.

The College remains heavily oversubscribed. Demographic projections for Greater Manchester indicate no decline in the 16–19 population over the next five years, and therefore student numbers are not expected to decrease. With current numbers, all temporary classrooms are required and in full use.

There is no planned increase in student numbers beyond this level; however, the College is once again operating at full capacity. Accordingly, the retention of the existing temporary accommodation is necessary to ensure the continued provision of high-quality education and to meet ongoing demand.

### **Layout**

The two double temporary teaching block units (Units A & B) are to be located adjacent to Ward building; the same location as double teaching units granted under planning application 136964/FO/2023. The temporary teaching blocks have been supplied by Portable Offices Ltd.

The specification for the teaching block is below:

- Double teaching block: 3000mm(H) x 15160mm(W) x 10000mm(D)

The one stacked double temporary teaching block unit (Unit C) is to be located adjacent to the Sports Hall; the same location as double stacked teaching units granted under planning application 136964/FO/2023. The temporary teaching blocks have been supplied by Portable Offices Ltd.

The specification for the teaching block is below:

- Stacked double teaching block: 6500mm(H) x 15160mm(W) x 10000mm(D)

The two single temporary teaching block units (Units D & E) are to be located between the Ball and St Joseph's building; the same location as single teaching units granted under planning application 139520/FO/2024. The temporary teaching blocks have been supplied by Portable Offices Ltd.

The specification for the teaching block is below:

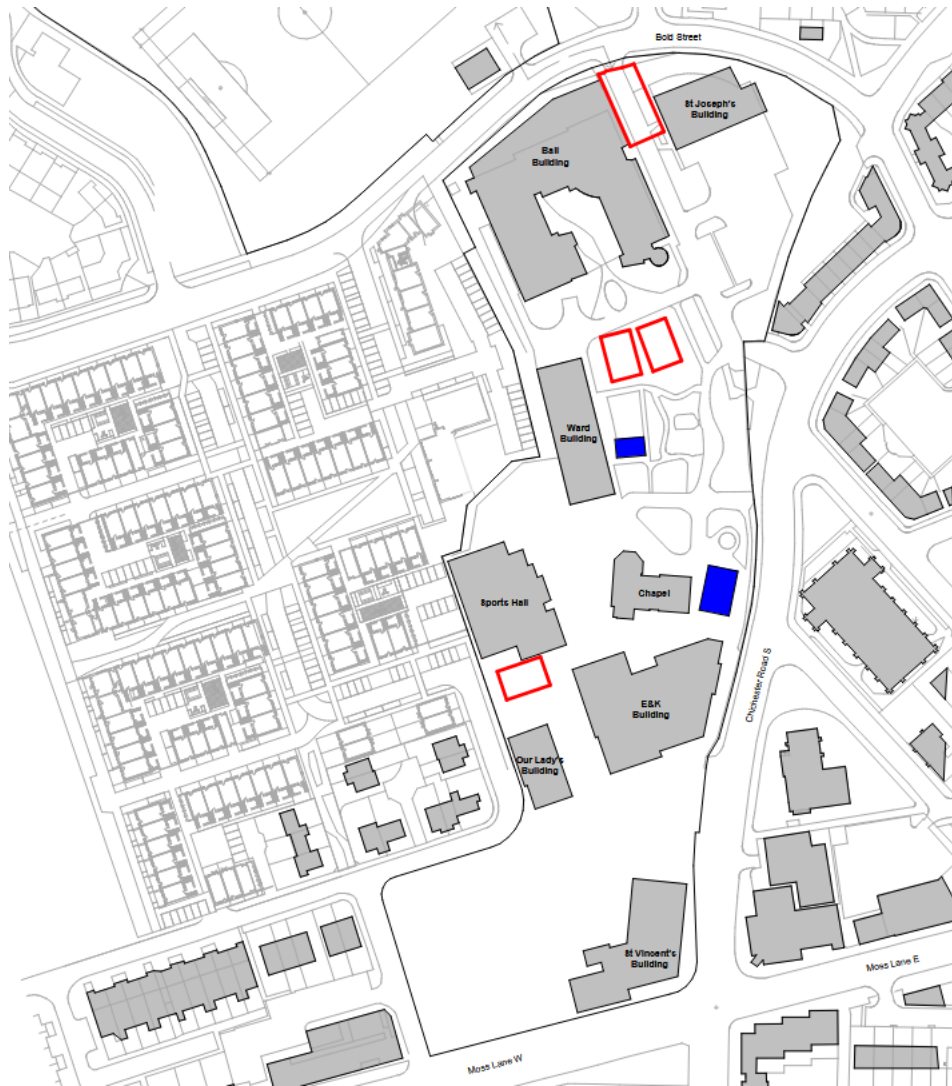
- Single teaching block: 3000mm(H) x 10000mm(W) x 6000mm(D)

### **Condition Summary**

The temporary accommodation blocks are in good overall condition and deemed suitable for continued use for a further five years. For detailed observations and recommendations, please refer to the accompanying Condition Report (1273-R-251028\_Temporary Accommodation Condition Report\_P1).

### **Temporary Accommodation to be removed from Site**

Please refer to the site plan below highlighting in blue the temporary accommodation units that will be removed from site.



### Wider Site Context

The temporary accommodation proposed to be retained is fairly evenly distributed across the campus as per the site plan below. The positions of the blocks support efficient access to teaching spaces, communal areas, and circulation routes, while maintaining convenient connections to existing facilities including the newly opened St Vincent's teaching block and Our Lady's catering facility. Retaining these units means the College can continue to meet operational needs, providing flexibility for both staff and students, while integrating seamlessly with the wider campus environment.



### Parking and Access

The previous planning officer's report (for application 136964/FO/2023) confirmed that the existing pedestrian, vehicular, and cycle access arrangements were to be retained and that the proposal would result in the temporary loss of seven car parking spaces.

The current application seeks only the continued temporary retention of the existing classrooms and associated layout, with no further loss of parking or changes to access arrangements proposed. The College continues to promote sustainable travel among students and staff, including the use of public transport, walking, and cycling, consistent with local and national transport policies. It is therefore considered that the proposal remains acceptable in terms of access, parking, and highway safety, and continues to comply with the relevant local plan policies.

### Residential Amenity

The previous planning officer's report for application 136964/FO/2023 concluded that the temporary teaching accommodation did not have a detrimental impact on the residential amenity of neighbouring occupiers. The proposal was found to be compliant with Policies SP1 and DM1 of the adopted development plan. The officer also noted that the temporary nature of the consent ensured that the site could be reinstated within six months of the classrooms' last educational use.

The current application seeks a further temporary period of retention and does not introduce any changes to the siting, scale, or appearance of the existing buildings. Accordingly, it is considered that the proposal will continue to have no adverse impact on residential amenity.



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