Planning Statement

Erection of Temporary Portakabin Classroom Building (5 Years)
Longsight Community Primary School, 1 Farrer Road, Longsight, Manchester, M13 0QX

1. Introduction
This Planning Statement has been prepared in support of a full planning application for the erection of a single-Storey temporary Portakabin building to provide additional classroom accommodation at Longsight Community Primary School. The proposed development is for a temporary period of 5 years from the date of decision.

2. Site Description and Surroundings
The application site relates to Longsight Community Primary School, (Owned by Big Life Schools), located on Farrer Road within a predominantly residential area of Longsight, Manchester. The school occupies a compact urban site comprising a main building, hard-surfaced playgrounds, a grass field, and two car parks to the West and North-East of the site. The Portakabin will be located centrally within the North-East car park with a small ramp encroaching onto grass. The West car park has enough spaces to hold staff and visitor parking. The site is within Flood Zone 1, not within a conservation area, and does not affect listed buildings. Biodiversity Net Gain does not apply due to impact under 25sqm.

3. The Proposed Development
The proposal comprises a single-Storey temporary Portakabin classroom building. Dimensions: Length 14.81m, Width 4.21m, Height 2.5m, Floorspace 55.24sqm. Associated works include surface-mounted foundations, foul drainage, cold water supply, electrical connections, and ramped access.

4. Need and Justification
The Portakabin is required to provide additional temporary classroom capacity. To support the growing identification of pupils with SEND where they can't be educated in mainstream classes but are not able to take a place at a special school. If the school didn't have this in place the pupils would not be able to access appropriate education to meet their needs.
The temporary 5-year period allows flexibility while longer-term solutions are considered.

5. Planning Policy Context
The proposal accords with the National Planning Policy Framework supporting educational development. It aligns with Manchester Core Strategy policies including DM1 (Development Management), EN1 (Design), H2 (Residential Areas), and T2 (Sustainable Locations).

6. Assessment
The building will be visible from surrounding residential properties as it is located centrally within the car park and unscreened. However, it is modest in scale and temporary in nature. Impacts on residential amenities, including noise and outlook, are limited and consistent with school use. Highways impact is minimal with potential loss of 7 parking spaces.

7. Temporary Nature
The building is required for a limited 5-year period. It is temporary and can be removed easily, with the site reinstated.

8. Conclusion
The proposal meets an identified educational need, is appropriately located, and results in acceptable temporary impacts. It complies with local and national planning policy and should be approved.