MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143508/FO/2025
Date registered valid:	21 July 2025
Proposal:	Installation of a 2.4m weld mesh fence
Address:	West Didsbury CE Primary School, 68 Central Road, Manchester, M20 4ZA
Ward(s):	Old Moat Ward
Applicant:	Mr John Barrett, Thrive CE Academy Trust
Agent (if any):	Mr Jack Dagnall, Lancaster Maloney Martin Ltd
Case officer:	Ciara Gettinby Tel: 0161 234 3048 Email: ciara.gettinby@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**3 September 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 August 2025

Standard consultations:
Printed: 31 July 2025 Expired: 21 August 2025

Neighbour notifications
Printed: 31 July 2025 Expired: 21 August 2025

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site

The site that is subject of this full application consent is an F1 primary school. The school consists of two main buildings with a field and play area to the rear and side. West Didsbury CE Primary School is located in the Didsbury ward of Manchester. As existing, the boundary wall relates to a low-rise brick wall with black metal fencing. A hardstanding car park separates the metal fencing to the built property of the school. Directly opposite the applicant site are residential properties. The surrounding area is residential, consisting of low-rise apartments and semi-detached houses

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development
The applicant is seeking permission for the installation of a 2.4m mesh fence across the north-eastern boundary of the site. The low-rise wall will be retained and the fencing will be placed behind the existing wall.

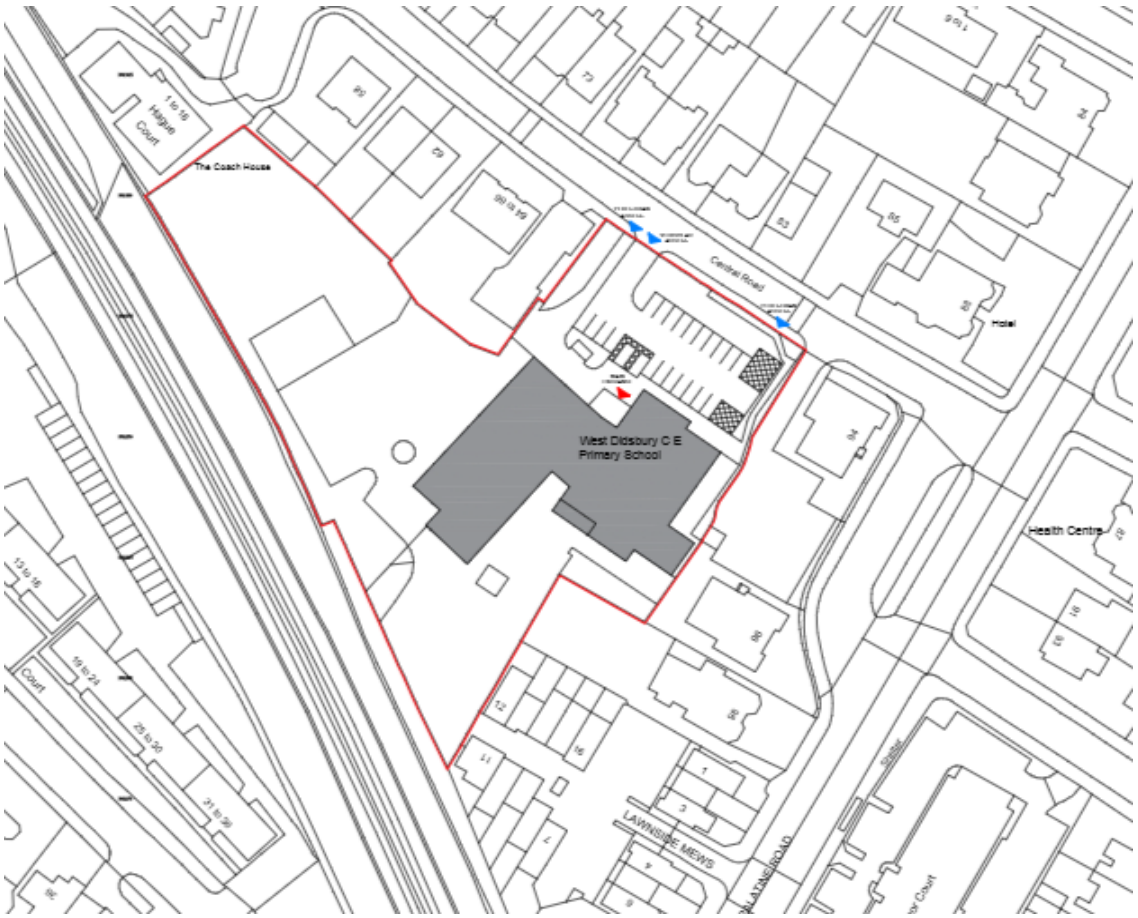
Photographs From Site



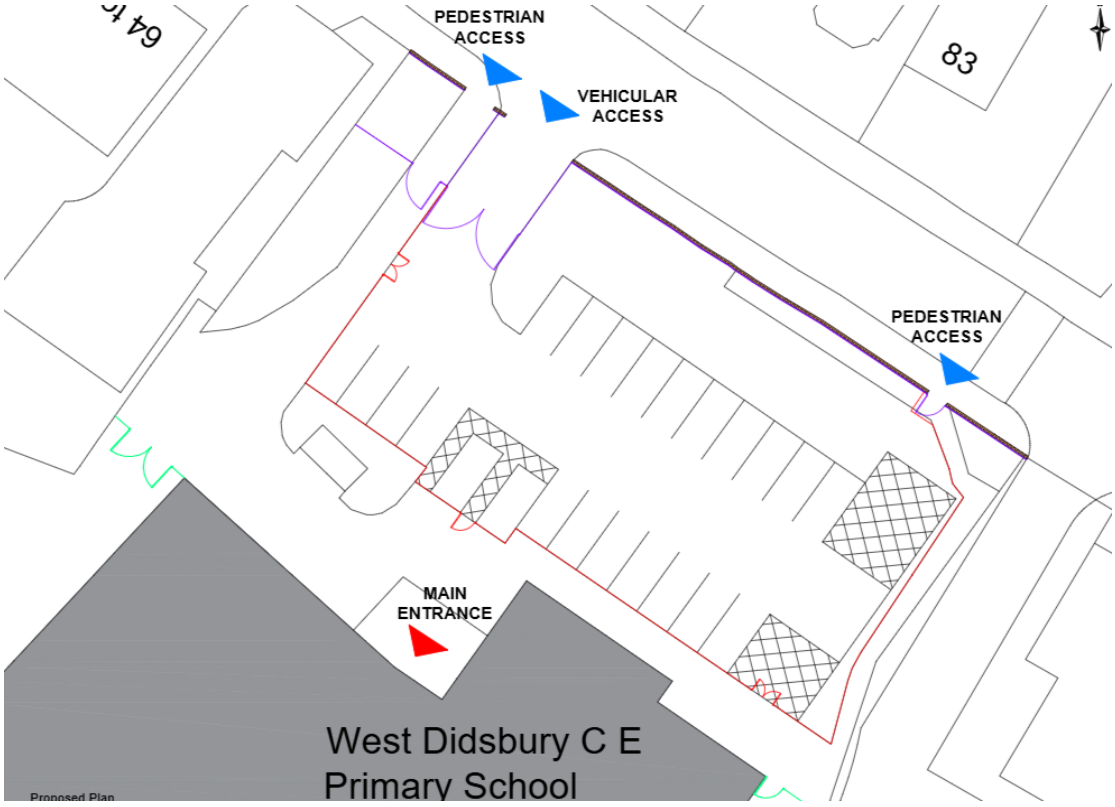




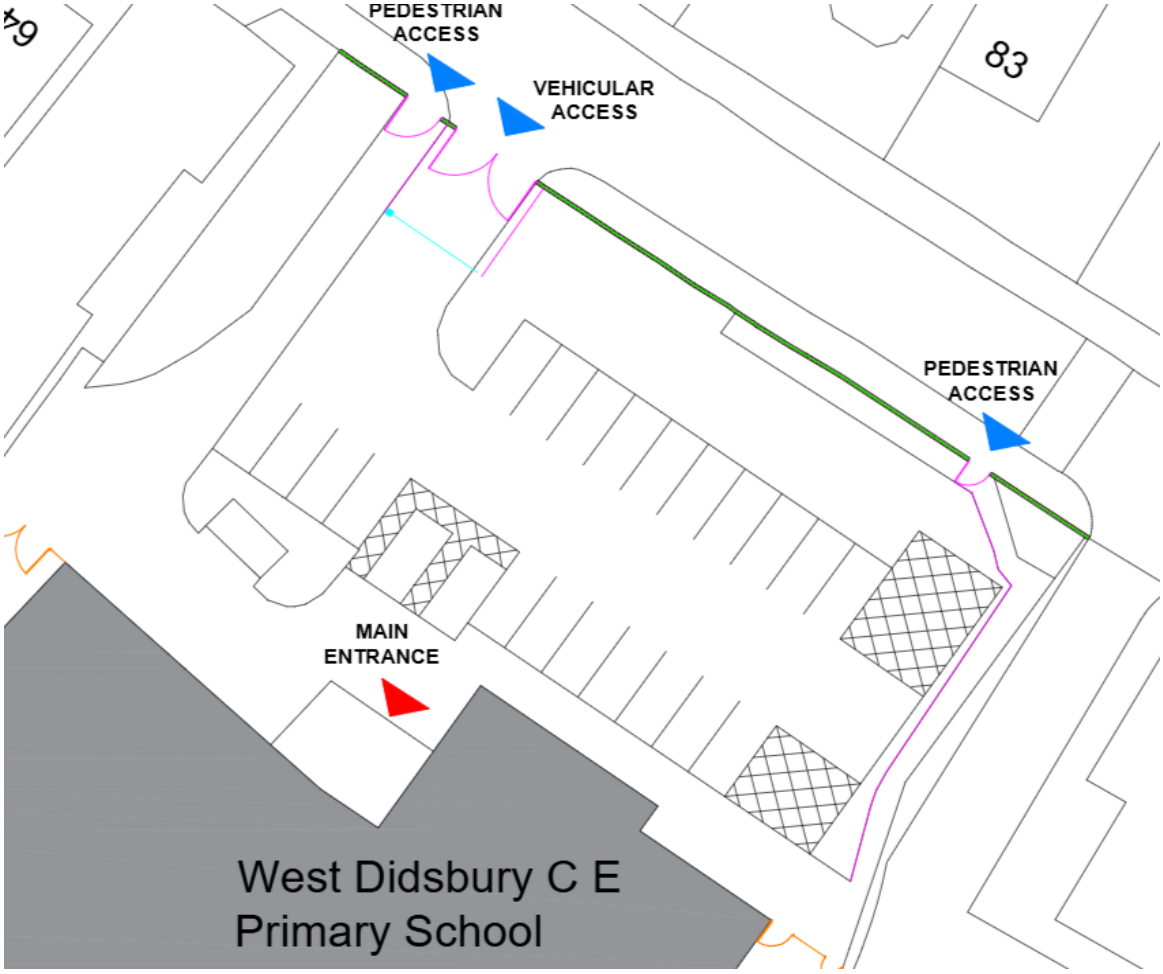
Plans and Drawings



Location Plan



Proposed drawings



Site plan

Consultations & Notification Responses

Neighbours, as per appendix 1, no comments or objections.

Highway Services- no objection. It is understood that the proposals would not have an impact on the approved pedestrian/ vehicular access, parking, or the external highway network. The use of inward opening gates ensures there is no impact on the adopted footway or highway. Detail is sought on proposed installation arrangements from a highway's perspective. The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, and skips with MCC's Highways Licensing Team via email to, highwaylicences@manchester.gov.uk. The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetwork@manchester.gov.uk.

POLICY

The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy- Development Plan Document 2012-2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management
Policy SP1- Spatial Principles

The National Planning Policy Framework (December 2024)- The Governments own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities
-Chapter 12- Achieving well-designed and beautiful places

Issues

Principle
The submitted application is for the erection of a 2.4m weld mesh fence around the northeastern boundary of the site, for the purpose of improving security for the school. However, consideration must be given to the proposals siting, scale and massing, appearance, and impact upon visual and residential amenity, waste storage, parking and wildlife.

Siting Scale and Massing
The proposed fencing would measure 2.4m in height, stretching along the northeastern boundary of the Primary School by approx. 48m. The fencing would face onto Central Road and would be uniform in terms of height and design. Each individual panel would measure 2508mm in width, as it is situated behind the existing low-rise stone wall, it is not considered to intrude onto the public footpath. The post dimensions are proposed to be 60mm x 40mm.

As the fences are mesh (200 x 50mm), they do not block visibility. Two pedestrian access gaps are proposed, one northwest of the site and another towards Palatine Road, northeast of the site. The gap will be approximately 1.4m to allow parents and children through. One vehicle access gap would be northwest of the site and measure approx. 5.2m.

Overall, the siting scale and massing of the proposal is considered acceptable as it would not result in an ‘excessively large or bulky’ addition to the site or street scene, would not introduce an overbearing presence into the locale and would not incur considerable public benefits as a result of its implementation, including improved on-site security and safety, pursuant to policies DM1 and SP1 of the Core Strategy.

Visual/ Residential Amenity
Due to the nature of the proposed boundary treatment, the proposal would not give rise to any adverse loss of light nor privacy implications.

The replacement of the perimeter fencing to Central Road with a proposed height of 2.4m would not give rise to any adverse amenity implications to surrounding neighbours on the basis of creating an overbearing feature. The properties that would be most likely to be affected would be those sitting directly across from the site, no. 79, no. 81 and no. 83 Central Road as these properties have windows which face directly towards the applicant site. As existing, a mid-rise black fence is installed along the boundary and the proposed fencing would retain the black colour. The proposal is not believed to significantly harm the residential amenity of neighbouring occupants.

Pedestrians would feel the proposal when walking down the permitter fencing. However, given the colouration and design of the proposal, it is not considered to give rise to adverse visual amenity implications. Overall, the proposal would not create any adverse impacts to visual/ residential amenity, pursuant to Policy DM1 and SP1 of the Core Strategy.

Highways Safety

The fencing would not impede vehicle movements or block visibility for pedestrians exiting or entering the school grounds due to the visibility aspects of the mesh fencing. MCC Highways have no objection to the proposal.

Works to Trees

No work is indicated to trees, however, given the close proximity a condition relating to works in relation to BS standards is appended to make sure nearby tree are protected during works.

Conclusion
Given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, and impact upon existing levels of visual and residential amenity as it broadly complies with policies DM1, and SP1 of the Core Strategy and Chapter 12 of the NPPF.

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 polices 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.

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. No significant problems have arisen during the consideration of this application and the applicant has been determined in a timely manner, in accordance with the policies with the development plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

(1) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.

(2) The development hereby approved shall be carried out in accordance with the following documents:

Location Plan, ref- 2502-03-PA-01
Existing Site Plan, ref- 2501-03-PA-03
Proposed Site Plan, ref- 2502-03-PA-03

Received on the 21 July 2025.

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

(3) The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture including:

-2.4m black powder coated weld mesh fencing

Reason- to ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

(4) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Informatives

0) *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.
Your responsibilities and obligations
Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.
Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.
If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588

Appendix 1 – List of consultees & neighbours notified

Highway Services

6 Lawnside Mews, Palatine Road, Manchester, M20 3YD
Flat 7, 98 Palatine Road, Manchester, M20 3YB
Flat 10, 98 Palatine Road, Manchester, M20 3YB
Flat 3, 88 Palatine Road, Manchester, M20 3JW
Flat 2, 79 Central Road, Manchester, M20 4YD
Flat 15, 94 Palatine Road, Manchester, M20 3YB
Flat 1, 86 Palatine Road, Manchester, M20 3JW
Flat 6, 86 Palatine Road, Manchester, M20 3JW
Flat 2, 3 Hague Road, Manchester, M20 4ZB
14 Lawnside Mews, Palatine Road, Manchester, M20 3YD
9 Lawnside Mews, Palatine Road, Manchester, M20 3YD
3 Lawnside Mews, Palatine Road, Manchester, M20 3YD
Flat 9, 88 Palatine Road, Manchester, M20 3JW
Flat 5, 64 - 66 Central Road, Manchester, M20 4ZA
94 Palatine Road, Manchester, M20 3YB
Flat 18, 94 Palatine Road, Manchester, M20 3YB
Flat 11, 94 Palatine Road, Manchester, M20 3YB
Flat 4, 96 Palatine Road, Manchester, M20 3YB
Flat 9, 96 Palatine Road, Manchester, M20 3YB
Flat 1, Hague Court, Hague Road, Manchester, M20 4ZB
3 Hague Road, Manchester, M20 4ZB
Flat 1B, 3 Hague Road, Manchester, M20 4ZB
77 Central Road, Manchester, M20 4YD
60 Central Road, Manchester, M20 4ZA
Flat 5, 79 Central Road, Manchester, M20 4YD
Flat 5, Hague Court, Hague Road, Manchester, M20 4ZB
Flat 8, Hague Court, Hague Road, Manchester, M20 4ZB
Flat 2, 44 Lapwing Lane, Manchester, M20 2WR
12 Lawnside Mews, Palatine Road, Manchester, M20 3YD
Flat 1, 98 Palatine Road, Manchester, M20 3YB
Flat 4, 88 Palatine Road, Manchester, M20 3JW
Flat 8, 88 Palatine Road, Manchester, M20 3JW
Flat 5, 88 Palatine Road, Manchester, M20 3JW
85 Central Road, Manchester, M20 4YD
62 Central Road, Manchester, M20 4ZA
Flat 3, 64 - 66 Central Road, Manchester, M20 4ZA
Flat 13, 94 Palatine Road, Manchester, M20 3YB
Flat 6, 96 Palatine Road, Manchester, M20 3YB
63 Central Road, Manchester, M20 4YD
Flat 1, 58 Central Road, Manchester, M20 4ZA
58 Central Road, Manchester, M20 4ZA
56 Central Road, Manchester, M20 4ZD
Flat 13, Hague Court, Hague Road, Manchester, M20 4ZB
Flat 16, Hague Court, Hague Road, Manchester, M20 4ZB
Flat 11, Hague Court, Hague Road, Manchester, M20 4ZB
Lawnside Mews, Palatine Road, Manchester, M20 3YD
106 Palatine Road, Manchester, M20 3YB
Flat 5, 96 Palatine Road, Manchester, M20 3YB
Flat 10, 88 Palatine Road, Manchester, M20 3JW
Flat 2, 64 - 66 Central Road, Manchester, M20 4ZA

Flat 14, 94 Palatine Road, Manchester, M20 3YB
Flat 2, 86 Palatine Road, Manchester, M20 3JW
75 Central Road, Manchester, M20 4YD
Flat 17, Hague Court, Hague Road, Manchester, M20 4ZB
Flat 9, Hague Court, Hague Road, Manchester, M20 4ZB
Flat 6, Hague Court, Hague Road, Manchester, M20 4ZB
6 Hague Road, Manchester, M20 4YA
7 Lawnside Mews, Palatine Road, Manchester, M20 3YD
Flat 2, 96 Palatine Road, Manchester, M20 3YB
Flat 7, 96 Palatine Road, Manchester, M20 3YB
96 Palatine Road, Manchester, M20 3YB
98 Palatine Road, Manchester, M20 3YB
Flat 9, 98 Palatine Road, Manchester, M20 3YB
Flat 3, 98 Palatine Road, Manchester, M20 3YB
11 Lawnside Mews, Palatine Road, Manchester, M20 3YD
Flat 6, 88 Palatine Road, Manchester, M20 3JW
Flat 6, 64 - 66 Central Road, Manchester, M20 4ZA
Flat 17, 94 Palatine Road, Manchester, M20 3YB
Flat 16, 94 Palatine Road, Manchester, M20 3YB
Flat 3, 3 Hague Road, Manchester, M20 4ZB
1 Hague Road, Manchester, M20 4ZB
71 Central Road, Manchester, M20 4YD
73 Central Road, Manchester, M20 4YD
The Coach House, 58 Central Road, Manchester, M20 4ZA
Flat 1, 79 Central Road, Manchester, M20 4YD
5 Lawnside Mews, Palatine Road, Manchester, M20 3YD
40 Lapwing Lane, Manchester, M20 2WR
Flat 5, 98 Palatine Road, Manchester, M20 3YB
Flat 8, 98 Palatine Road, Manchester, M20 3YB
10 Lawnside Mews, Palatine Road, Manchester, M20 3YD
Flat 7, 88 Palatine Road, Manchester, M20 3JW
Flat 1, 88 Palatine Road, Manchester, M20 3JW
81 Central Road, Manchester, M20 4YD
Flat 4, 64 - 66 Central Road, Manchester, M20 4ZA
Flat 12, Hague Court, Hague Road, Manchester, M20 4ZB
67 Central Road, Manchester, M20 4YD
Flat 3, 58 Central Road, Manchester, M20 4ZA
79 Central Road, Manchester, M20 4YD
Flat 6, 79 Central Road, Manchester, M20 4YD
Flat 3, 79 Central Road, Manchester, M20 4YD
Flat 15, Hague Court, Hague Road, Manchester, M20 4ZB
Flat 18, Hague Court, Hague Road, Manchester, M20 4ZB
4 Hague Road, Manchester, M20 4YA
Wren House, 108 Palatine Road, Manchester, M20 3ZA
Flat 1, 44 Lapwing Lane, Manchester, M20 2WR
Flat 6, 98 Palatine Road, Manchester, M20 3YB
15 Lawnside Mews, Palatine Road, Manchester, M20 3YD
1 Lawnside Mews, Palatine Road, Manchester, M20 3YD
Flat 2, 88 Palatine Road, Manchester, M20 3JW
Flat 1, 64 - 66 Central Road, Manchester, M20 4ZA
Flat 12, 94 Palatine Road, Manchester, M20 3YB
Flat 10, 94 Palatine Road, Manchester, M20 3YB
Flat 4, 86 Palatine Road, Manchester, M20 3JW
Flat 3, 86 Palatine Road, Manchester, M20 3JW

Flat 2A, 86 Palatine Road, Manchester, M20 3JW
65 Central Road, Manchester, M20 4YD
Flat 4, 79 Central Road, Manchester, M20 4YD
Flat 7, Hague Court, Hague Road, Manchester, M20 4ZB
Flat 2, Hague Court, Hague Road, Manchester, M20 4ZB
Flat 14, Hague Court, Hague Road, Manchester, M20 4ZB
Flat 10, Hague Court, Hague Road, Manchester, M20 4ZB
4 Lawnside Mews, Palatine Road, Manchester, M20 3YD
8 Lawnside Mews, Palatine Road, Manchester, M20 3YD
42 Lapwing Lane, Manchester, M20 2WR
Flat 4, 98 Palatine Road, Manchester, M20 3YB
Flat 2, 98 Palatine Road, Manchester, M20 3YB
13 Lawnside Mews, Palatine Road, Manchester, M20 3YD
16 Lawnside Mews, Palatine Road, Manchester, M20 3YD
2 Lawnside Mews, Palatine Road, Manchester, M20 3YD
83 Central Road, Manchester, M20 4YD
Flat 1, 96 Palatine Road, Manchester, M20 3YB
Flat 3, 96 Palatine Road, Manchester, M20 3YB
Flat 8, 96 Palatine Road, Manchester, M20 3YB
Flat 5, 86 Palatine Road, Manchester, M20 3JW
Flat 1A, 3 Hague Road, Manchester, M20 4ZB
69 Central Road, Manchester, M20 4YD
Flat 2, 58 Central Road, Manchester, M20 4ZA
Flat 3, Hague Court, Hague Road, Manchester, M20 4ZB
Flat 4, Hague Court, Hague Road, Manchester, M20 4ZB

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 (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA