MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143252/FO/2025
Date registered valid:	3 July 2025
Proposal:	Installation of 2.4m weld mesh fence
Address:	Rolls Crescent Primary School, Rolls Crescent, Manchester, M15 5FT
Ward(s):	Hulme Ward
Applicant:	Ms Imogen McIndoe Rolls Crescent Primary School
Agent (if any):	
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**18/08/2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 9 July 2025 Expired: 30 July 2025

Neighbour notifications
Printed: 9 July 2025 Expired: 30 July 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/building/area
The application relates to a purpose-built primary school in Hulme. The school consists of pf one main building with some single storey secondary buildings used for sport supplies etc. The area surrounding the school is residential, consisting of 2/3 storey houses and low-rise apartments.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development
The applicant is seeking permission for the installation of a 2.4m mesh fence across the front boundary of the site

Consultations & Notification Responses

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

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

Principle

The submitted application is for the erection of a 2.4m security fence around the front boundary of the site, to match the existing fencing at the side and rear of the site for the purpose of improving security at the school. The principle of development is accepted.

Sitting, Scale and Mass

The proposed fencing would measure 2.4m in height, with each panel measuring 3000mm in width and the main opening gates measuring 2000mm, and the secondary gates measuring 1200mm. As the fences are mesh, they do not completely block visibility.

Visual Amenity

The proposed fence would be steel V mesh fencing 2.4m in height and dark green in colour. It is not anticipated that the that the proposed design of the development would impact upon the character of the area, nor the existing levels of residential amenity enjoyed by the occupants of the neighbouring properties. Therefore, it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and SP1.

Highways Safety

The fencing would not impede vehicle movements or block visibility for pedestrians exiting or entering the school grounds as the fence is set in behind the existing hedge row. MCC Highways have no objection to the proposal.

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 application 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. 3-year time limit:
The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

a. Drawing – Location Plan – 18 June 2025.
b. Drawing – Proposed Fence Plans – 18 June 2025
c. Drawing – Proposed Detail Drawing – 18 June 2025
d. Supporting Information – Fence Information – 18 June 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:
The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form and supporting information in type, size, colour, and texture.

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 structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

142 Rolls Crescent, Manchester, M15 5FP
136 Rolls Crescent, Manchester, M15 5FP
130 Rolls Crescent, Manchester, M15 5FP
4 Halston Street, Manchester, M15 5TD
3 Avenham Close, Manchester, M15 5EX
4 Old York Street, Manchester, M15 5TE
1 Old York Street, Manchester, M15 5TE
23 Rolls Crescent, Manchester, M15 5FT
21 Rolls Crescent, Manchester, M15 5FT
2 Old York Street, Manchester, M15 5TE
2 Halston Street, Manchester, M15 5TD
1 Avenham Close, Manchester, M15 5EX
1 Halston Street, Manchester, M15 5TD
154 Rolls Crescent, Manchester, M15 5FP
152 Rolls Crescent, Manchester, M15 5FP
150 Rolls Crescent, Manchester, M15 5FP
148 Rolls Crescent, Manchester, M15 5FP
146 Rolls Crescent, Manchester, M15 5FP
144 Rolls Crescent, Manchester, M15 5FP
140 Rolls Crescent, Manchester, M15 5FP
138 Rolls Crescent, Manchester, M15 5FP
134 Rolls Crescent, Manchester, M15 5FP
132 Rolls Crescent, Manchester, M15 5FP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: SOUTH AREA