

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143077/FO/2025
Date registered valid: 30 May 2025
Proposal: Installation of 2.4m high metal bar and rail fence
Address: Loreto College, 146 Chichester Road, Manchester, M15 5PB
Ward(s): Hulme Ward

Applicant: Ms Tracy Livesey, Loreto Sixth Form College
Agent (if any): Mrs Melissa Murphy, 10architect Ltd
Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15.07.2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 11 June 2025

Standard consultations:

Printed: 5 June 2025 Expired: 26 June 2025

Neighbour notifications

Printed: 5 June 2025 Expired: 26 June 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site comprises an area that previously contained a high brick boundary wall adjacent a single storey building in use for administrative purposes associated with the Loreto College. The adjacent building and site were subject of other applications to redevelop the former probation centre to the south for a three-storey educational building (reference 136963/FO/2023 – approved in September 2023) together with the demolition and redevelopment of the St Vincents building (application reference 140784/JO/2024) which lies immediately to the west of the brick boundary wall. Both of these planning approvals are in advanced stages of completion. The brick boundary wall was demolished due to structural defects found following adjacent works taking place.

To the immediate west of the site across Maher Gardens are two storey residential properties located within the Trafford MBC administrative area, whilst to the north, north-west of the application site is a cleared area of land within Trafford Council's administrative area which is subject of a planning approval for redevelopment comprising of 161 residential dwellings (Class C3) and 190sqm of commercial floor space with vehicular access from Maher Gardens and Bold Street.

A number of listed buildings are located within the vicinity of the site including: - Church of St Mary (Grade II*) and Boundary Wall to the Churchyard of the Church (Grade II) - Chapel Building, Loreto College (Grade II) - Moss Side People's Centre (Grade II) - St Mary's House

(Grade II) - Mawlawi Kurdish Cultural Centre (Grade II) - Queen's Brewery Court (Grade II) - Playground Wall of St Mary's Junior School, on West, North and East sides (Grade II).

Description of development

The current proposals seek approval for the installation of a 2.4m high metal railing fence to match that already erected around the Loreto College Campus together with the installation of privacy film to windows within the replacement St Vincents building under construction.

Consultations & Notification Responses

Nearby properties were notified of the proposals; no responses were received.

MCC Highways – Raise no objections to the proposals.

Trafford BC – Make no comments on the proposals.

Issues

The principle of the installation of a boundary metal railing fence to the College Campus boundary is considered acceptable. The installation of a matching fence would provide a unifying treatment to the campus and tie in with that approved to the adjacent boundary to the new Campus building current nearing completion. In this instance further consideration is required of any visual and residential amenity impacts on the proposals.

Visual Amenity – The proposed metal railings would be finished in blue to match the fencing installed elsewhere around the College Campus. As such the visual impacts are considered to be acceptable and not give rise to unacceptable impacts on the character of the area or the streetscene, the replacement of brick boundary wall with railings would help to provide some relief and 'openness' to this side of the road.

Residential Amenity – The removal of the boundary wall would open up the boundary treatment between the College campus and existing residential properties on the opposite side of Maher Gardens. The front of these properties lies approximately 15m from the College boundary. Whilst the replacement St Vincent building provides administrative functions there would be activity within rooms that have windows overlooking Maher Gardens. Whilst the distance between the building and residential properties is considered to be acceptable and give an adequate separation distance the application drawings indicate that a privacy film is to be applied to the western elevation windows. This would help to reduce any perception of overlooking between these windows and the residential properties and an appropriately worded condition is proposed.

The replacement St Vincent building does include for the installation of external plant and equipment along the western elevation of that building. That planning approval is subject to a condition for the acoustic treatment of external plant and equipment which is subject to a current application to discharge the condition (CDN/25/0622). This application includes mitigation measures to be installed and has been subject of a noise survey post the removal of the boundary wall. As such it is considered that there are suitable routes available to ensure any noise from the external plant of the St Vincents building is appropriately mitigated through consideration of that condition discharge.

It is considered that the proposed railings would not give rise to unacceptable impacts on residential amenity and are acceptable.

Other Matters – The proposed boundary treatment is taller than that allowed under permitted development rights for schools and colleges (2m). In this instance there have been no objections raised in respect of highway and pedestrian safety and as set out above the height of the railings are not considered to give rise to unacceptable impacts on visual and residential amenity.

The proposed boundary treatment is located some distance from designated heritage assets which are also separated from the application site by significant college buildings. As such there would be no impacts on any designated heritage assets.

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.

Recommendation: Approve

Article 35 Declaration

The application has been determined in a positive and proactive manner. In this instance no issues have arisen and a decision has been issued within statutory timescales.

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

1) 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) The development hereby approved shall be carried out in accordance with the following drawings and documents:
drawing reference LCVL-10A-V9-00-DR-A-9200 L1 'Boundary Treatment'

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

3) The privacy film treatment to the windows on the west elevation of the building as shown on approved drawing reference LCVL-10A-V9-00-DR-A-9200 L1 'Boundary Treatment' shall be in place prior to the first use of the building and be retained thereafter whilst it is in use. The privacy film to be applied shall have a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent.

Reason - In the interests of residential amenity pursuant to policy DM1 of the Core Strategy.

Informatives

INFORMATIVE 1: 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.

INFORMATIVE 2: The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

INFORMATIVE 3: For avoidance of doubt, should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Trafford Council

30 Maher Gardens, Manchester, M15 5PW
10 Maher Gardens, Manchester, M15 5PW
11 Maher Gardens, Manchester, M15 5PW
12 Maher Gardens, Manchester, M15 5PW

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