MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143454/NMC/2025
Date registered valid:	4 August 2025
Proposal:	Non Material Amendment to planning permission 136137/ FO/2023 to vary the siting of the boundary fencing
Address:	Parrs Wood High School, Wilmslow Road, Manchester, M20 5PG
Ward(s):	Didsbury East Ward
Applicant:	Lindsey Moore
Agent (if any):	Mr Liam Denby Stratus9 Consulting
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	1 September 2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

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

This application relates to the school playing fields associated with parrs Wood High School. They are situated to the south of the main school complex and are bounded by Wilmslow Road to the west, the River Mersey to the south, the school and an access road to the north and a golf course to the east.



Listed building: NO
Conservation area: NO
Tree Preservation Order: NO

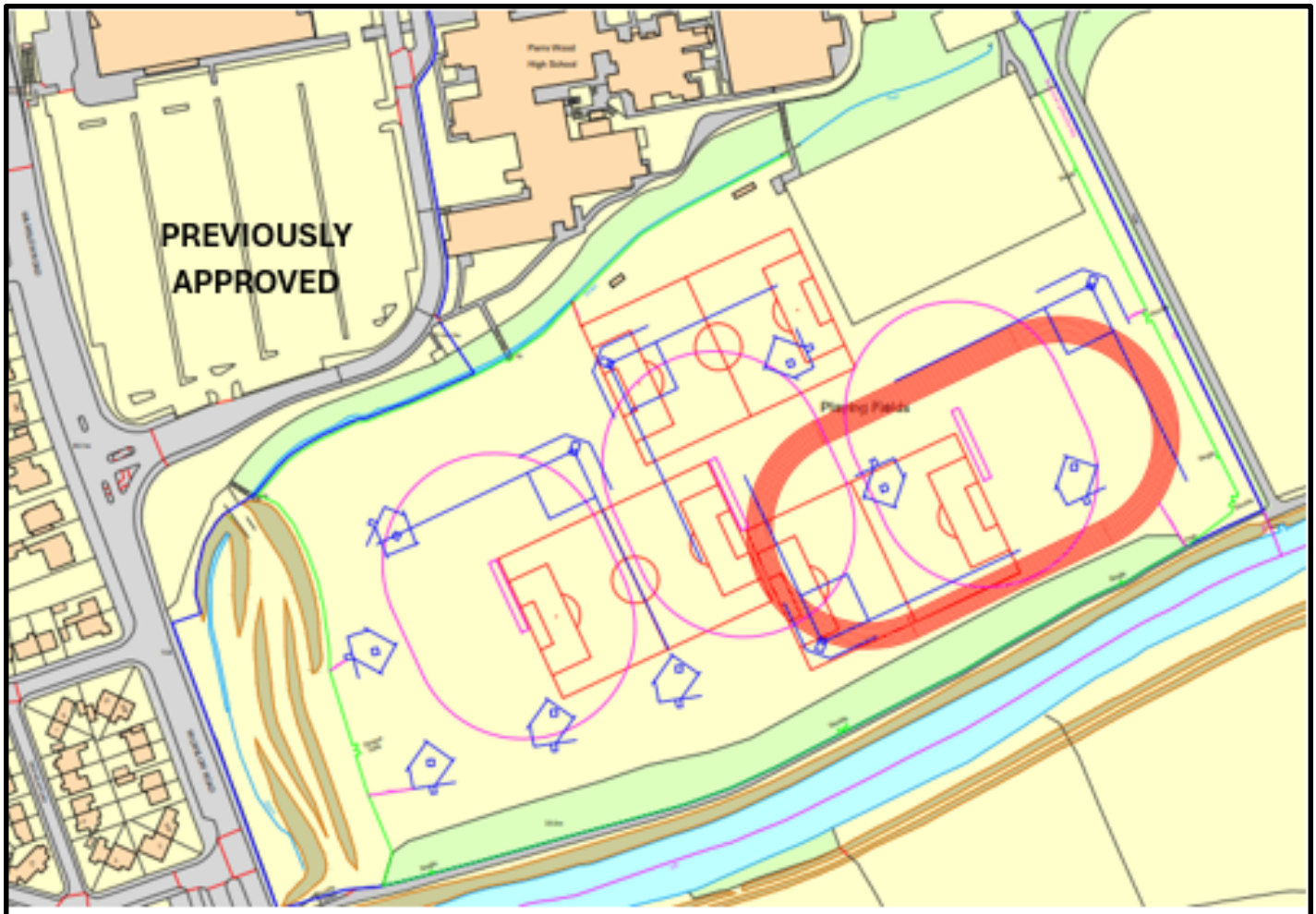
Description of development

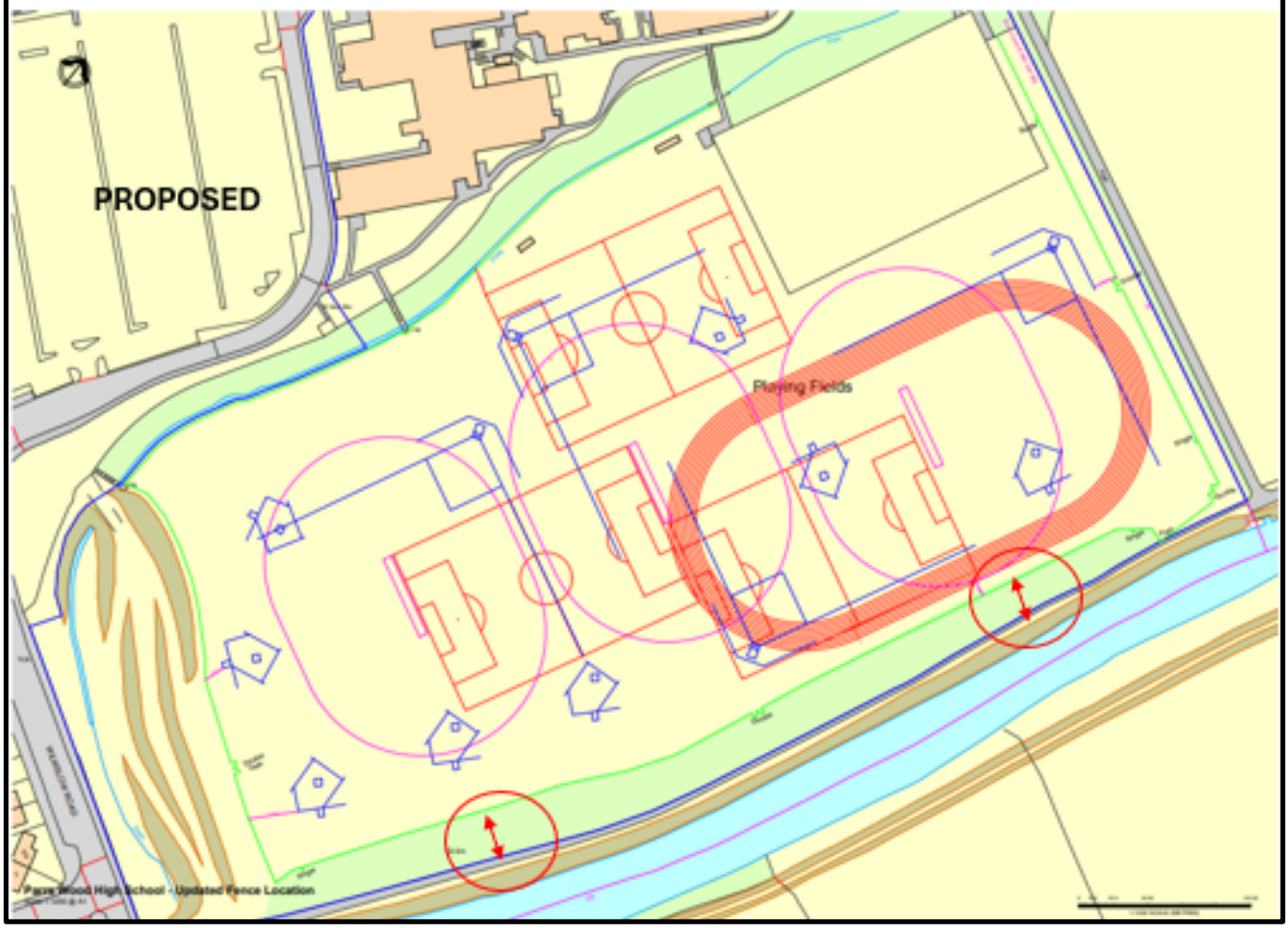
The applicant obtained planning permission in April 2024 (136137/FO/2023) for the following:

> Erection of 2.4 metres high weld mesh fencing, with associated pedestrian and vehicle gates, around the perimeter of the playing fields

The applicant is now applying for a non-material amendment to that planning permission to allow for the re-siting of the fencing so that it is located further into the site along the southern boundary, i.e. that closest to the River Mersey.

The difference between the fence location is shown below:


PREVIOUSLY
APPROVED
Playing Fields


PROPOSED
Playing Fields
Pave Wood High School - Updated Fence Location

Consultations & Notification Responses

n/a

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Policy JP-S4: Flood Risk and the Water Environment – An integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by:

1. Returning rivers to a more natural state, where practicable;
2. Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants;

3. Locating and designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding;
4. Expecting developments to manage surface water runoff through sustainable drainage systems and as close to source as possible. Development should achieve greenfield run-off rates unless it is demonstrated to be impracticable. District local plans should consider setting more detailed surface water drainage policies to reflect local circumstances, including alternative surface water discharge rates, such as in areas with critical drainage issues;
5. Ensuring that sustainable drainage systems:

i. Are designed to provide multifunctional benefits wherever possible, including for water quality, nature conservation and recreation;

ii. Avoid adverse impacts on water quality and any possibility of discharging hazardous substances to ground;

iii. Are delivered in a holistic and integrated manner, including on larger sites split into different phases; and

iv. Are managed and maintained appropriately to ensure their proper functioning over the lifetime of the development.

6. Securing the remediation of contaminated land and the careful design of developments to minimise the potential for urban diffuse pollution to affect the water environment; and
7. As a minimum, residential development should meet the mandatory water efficiency standard of 125 litres/person/day as set out in Building Regulations. District local plans may and should consider setting a tighter water efficiency standard of 110 litres/person/day where there is a clear local need with reference to national guidance on housing optional technical standards.

Policy JP-G7: Trees and Woodland – This policy states that the member authorities will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.

Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity – This policy states that through local planning and associated activities a net enhancement of biodiversity resources will be sought.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, Spatial Principles, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, Development Management – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

Policy EN 10, Safeguarding Open Space, Sport and Recreation Facilities – This policy states that the Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces. Proposals will be supported that:

- improve the quality and quantity of accessible open space, sport and recreation in the local area • provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity
- improve access to open space for disabled people Proposals on existing open spaces and sport and recreation facilities will only be permitted where:
- Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or
- The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and a) it could not fulfil other unsatisfied open space, sport or recreation needs, and b) a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area; or
- The development will be ancillary to the open space, sport or recreation facility and complement the use or character.

Policy EN 14 Flood Risk – Development should follow a risk-based approach (as per PPS25), prioritizing areas with low or no flood risk, based on the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA). Flood Risk Assessments (FRAs) are required for all developments (including changes of use) on sites over 0.5 hectares in Critical Drainage Areas (CDAs) and Canal Hazard Zones. In CDAs, developers must provide evidence justifying surface water runoff rates. Where culverted or hidden rivers are present beneath a site (as identified in the SFRA), further investigation is needed. Where feasible, developments should aim to open up culverted rivers to reduce flood risk and enhance biodiversity and green infrastructure

Issues

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, to the planning permission as originally granted.

The non-material change application is related to approved planning application ref: 136137/FO/2023 for the following:

Erection of 2.4 metres high weld mesh fencing, with associated pedestrian and vehicle gates, around the perimeter of the playing fields.

The current application seeks consent for a non-material amendment to alter the alignment of the southern boundary fence, specifically the section situated closest to the River Mersey and the adjacent public footpath. However, the revised location of the fence now encroaches upon existing playing field pitches and introduces potential implications for flood risk management, established landscaping, and the visual amenity of the area.

Given the scale and nature of these impacts, it is considered that the proposed changes cannot reasonably be regarded as non-material. The amendment would be more appropriately addressed through a Section 73 (Variation of Condition) application. This process would ensure that statutory consultees—including Sport England, the Environment Agency, the Flood Risk Management Team, and Highways Services—as well as members of the public, are formally notified and given the opportunity to comment on the proposed revisions.

Furthermore, the City Council is not satisfied that the proposed changes would avoid adverse impacts on flood risk management and visual amenity. In light of these considerations, the application is refused on the basis that the proposed amendment is material in nature and cannot be approved under the provisions of a non-material amendment application.

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: Refuse

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

1) The submitted plan proposes a non-material amendment to planning permission 136137/ FO/2023 to allow for the relocation of the previously approved boundary fencing running along the southern boundary of the playing fields.

2) Following an assessment of the details submitted, it is confirmed that the proposed amendment would result in material change to the development. The City Council considers that the proposed change to the location of the fencing would have an impact upon

a) the operation of the adjoining playing fields;
b) the flooding resilience characteristics along this stretch of the River Mersey;
c) the visual appearance of the area;
d) existing trees and associated landscaping.

As such the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

Appendix 1 – List of consultees & neighbours notified

n/a

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
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Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Benefitting From Flood Defences -
Benefitting From Flood Defences -
Green Belt Land - Green Belt Area (LDF)
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
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Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -