

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141233/FO/2024
Date registered valid: 14 October 2024
Proposal: Fencing to 2.4m in height
Address: St Ambrose RC Primary School, Princess Road, Manchester, M21 7QA
Ward(s): Chorlton Park Ward

Applicant: St Ambrose RC Primary School
Agent (if any): Mr Joe Carroll, Bradbury Consulting
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 09/12/2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20/11/2024

Standard consultations:

Printed: 28 October 2024 Expired: 18 November 2024

Neighbour notifications

Printed: 28 October 2024 Expired: 18 November 2024

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 site relates to St Ambrose RC Primary School, off Princess Road in the Chorlton Park Ward of South Manchester. The school site consists of a two-storey main school building, single-storey secondary building, outdoor play/sports area and a staff car park. The area surrounding the school consists largely of residential dwellings, with some commercial units along Princess Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the removal of the existing varying height boundary fence and replacement with a 2.4m fence and vehicle gate.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections received.

Highways – No objection to the proposal, further clarity from original application sought and received.

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 2023)

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 curtilage of the site, including a new extended vehicle entrance to ensure the site is secure and to allow for cars to come to a stop at the gate without having to stop on the busy Princess Road. The principle of development is accepted.

Sitting, Scale and Mass

The proposed fence would measure 2.4m in height, with each panel measuring 2514mm in width with a 4200mm opening for vehicles to access the car park. The new vehicle gate would be set back from the existing gate by 7665mm, to allow for cars to pull completely off the public highway before coming to a stop at the gate.

Visual Amenity

The proposed fence would be steel mesh CLD fencing 2.4m in height and dark green in colour. It is not anticipated that the proposed design of the development will 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 new fencing would be mesh and permeable, and no less permeable than the existing steel fencing, thus it would not create visibility issues for vehicles and pedestrians negotiating entering and exiting the main carriageway. In addition, the vehicle gate being set back from the main road will prevent vehicles having to stop and block the road while they wait for the gates to be opened, which would be an improvement on the current gate arrangement. The development is therefore acceptable in terms of highways safety.

Highways have also stated that the applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangement, including Section 50, will need discussion and agreement with the Council's Highway Network Management teams. This information will be relayed to the applicant via an informative.

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 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

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 – 14 October 2024
- b. Drawing – Proposed Site Plan 14 October 2024

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 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

747 Princess Road, Manchester, M20 2ZE
St Ambrose Church Presbytery, Princess Road, Manchester, M21 7QA
821 Princess Road, Manchester, M20 2ZE
815 Princess Road, Manchester, M20 2ZE
542 Princess Road, Manchester, M21 7QA
536 Princess Road, Manchester, M21 7QA
745 Princess Road, Manchester, M20 2ZE
534 Princess Road, Manchester, M21 7QA
Unit 2, 749 - 807 Princess Road, Manchester, M20 2ZE
749 - 807 Princess Road, Manchester, M20 2ZE
SNOW & ROCK SPORTS LTD, Unit 1, 749 - 807 Princess Road, Manchester, M20 2ZE
743 Princess Road, Manchester, M20 2ZE
813 Princess Road, Manchester, M20 2ZE
811 Princess Road, Manchester, M20 2ZE
809 Princess Road, Manchester, M20 2ZE
823 Princess Road, Manchester, M20 2ZE
819 Princess Road, Manchester, M20 2ZE
817 Princess Road, Manchester, M20 2ZE
540 Princess Road, Manchester, M21 7QA
538 Princess Road, Manchester, M21 7QA
532 Princess Road, Manchester, M21 7QA

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) -
Area Team Boundary - Name: SOUTH AREA