

Support Statement

**Nursery Building Refurbishment & New Drop-off Area
MIET New Primary & High School Campus
Fielden Campus
141 Barlow Moor Road
Manchester M20 2PQ**

for

Manchester Islamic Education Trust (MIET)

December 2023 (v1)

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BACKGROUND

Manchester Islamic Educational Trust (MIET) was established in 1992 in Manchester with the specific purpose of “advancement of education, and more particularly, Islamic education in the United Kingdom”.

Two schools were established in quick succession: Manchester Muslim Preparatory School (MMPS) and Manchester Islamic High School for Girls (MIGSG).

In 1999 a boy’s school was established in Didsbury under the name of Avicenna Grammar School for Boys and in 2000 the boy’s school moved to larger premises, Hartley Hall, in the Whalley Range area of Manchester and changed its name to KD Grammar School for Boys.

In 2021/2022, MIET acquired Fielden Campus, 141 Barlow Moor Road, the former Manchester College in Didsbury with the intention of bringing both MIGSG (for girls) and MMPS (for boys & girls), together on the 6.5 acre site at Fielden Campus .

Both the Manchester Islamic Grammar School for Girls (MIGSG) and the Manchester Muslim Preparatory School (MMPS) are now operating from the Fielden Campus site.

The current proposal is to refurbish the last remaining building on site into a Nursery & early learning centre.

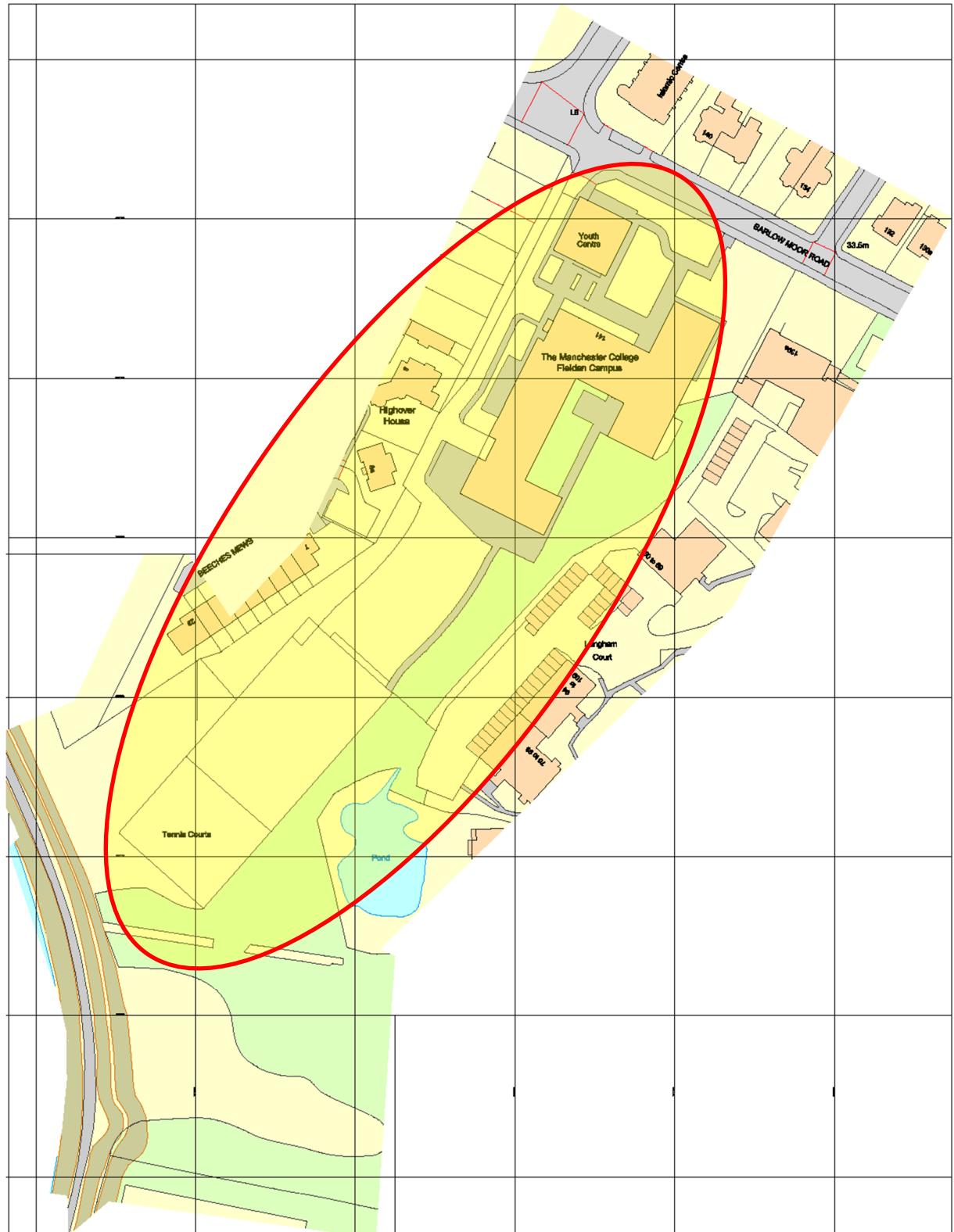
1.0 THE SITE

- 1.01** Nursery building refurbishment and alterations, installation of low-level fencing and formation of car parking drop-off area within the site compound at Fielden Campus.

LOCATION

Location 141 Barlow Moor Road, Manchester M20 2PQ

Existing Use Education



Site Location Plan

2.0 THE PROPOSAL

To refurbish and modify the existing building known as PRU (Pupil Referral Unit) into a Nursery & Early Learning Centre.

The external changes to the building fabric are limited to the following;

1. Replacing the single glazed windows with energy efficient double glazed windows.
2. Widening some of the external doors from single to double doors.
3. General Face-lift to the building façade in terms of pointing/maintenance.

External changes on site are limited to the following;

1. Forming external play area.
2. Installation of low level fence around the play area.
3. Improving access to the building.
4. Extending the parking adjacent to the building from 3 to 9 to facilitate wider parking bays for drop-off.
5. Installation of 'shed' type enclosures and external play equipment.
6. Re-configuring the recently installed secure fencing to the rear of the building.

3.0 ASSESSMENT

3.01 EXISTING SITE

- i) The site is bounded to the north by Barlow Moor road, a Mosque and Residential properties.
- ii) To the south by Fielden Campus car parks, tennis court and the river Mersey.
- iii) To the east by a Nursery and Residential properties.
- iv) To the west by Residential properties.

3.02 TREES

The proposal does not affect any of the TPO's trees.

3.03 FENCE

There is a 'new' 2.4m high v-mesh security fence and gates (single and double), powder coated green (RAL 6005) around most of the site.

There is a 2m (or less) v-mesh fence & gates to the same specification and colour facing Barlow Moor Road.

A new low level fence (1.1m high) is proposed and this will be around the proposed external play area.

The installation of the low level fence does not affect the TPO's.

3.04 VISUAL AMENITY

The proposed building façade improvements are subtle and limited. The view to Barlow Moor Road is not affected.

3.05 JUSTIFICATION

The refurbishment and alterations of this vacant building, completes the aspiration needs of MIET Trustees to provide education from Nursery to High School.

3.06 MANCHESTER CORE STRATEGY

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF).

Policy SP1 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice.

It also sets out the core development principles, including:

- making a positive contribution to health, safety and well-being,
- considering the needs of all members of the community, and
- protecting and enhancing the built and natural environment.

Policy DM1 of the Core Strategy states:

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- 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.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people.
- Community safety and crime prevention.
- Adequacy of internal accommodation and external amenity space.

3.07 NPPF

While the NPPF has a section concerning good design it contains no specific details, but in any event the fence is well made and of a design which is appropriate to its setting.

The NPPF does state clearly, though, as follows:-

*14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For **decision-taking** this means:*

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *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; or*
 - *specific policies in this Framework indicate development should be restricted.* In the case of this application there are no such adverse impacts.

3.08 MANCHESTER SUPPLEMENTARY PLANNING DOCUMENT

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area.

The guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines.

3.09 ACCESSIBILITY

The proposals have been designed to be accessible to all without affecting the Refuse storage and collection, access and car parking.