Archi-Structure

Support Statement

New Internal Fence & Gates
MIET New Primary & High School
Fielden Campus
141 Barlow Moor Road
Manchester M20 2PQ

for

Manchester Islamic Education Trust (MIET)

September 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 .

The intention is to re-locate Manchester Islamic Grammar School for Girls (MIGSG) in September 2023 and Manchester Muslim Preparatory School (MMPS) in January 2024.
"The move is in response to the increasing demand for places at our schools and the building will allow us to gradually increase the number of classes across all year groups."

MIET schools will continue to provide modern, high quality teaching with a strong Islamic ethos that permeates all areas of the curriculum.
During the 2019 inspection, we achieved a rating of '**outstanding**' in all four categories by Ofsted:

- Effectiveness of leadership and management
- Quality of teaching, learning and assessment
- Personal development, behaviour and welfare
- Outcomes for pupils (i.e. progress and achievement)

The Ofsted inspectors found that the work of the school is shaped by its positive ethos within an Islamic framework, and that it prepares young British Muslim women to have high aspirations for their lives now and in the future.
They reported that the quality of teaching is very effective in helping pupils to make rapid progress and achieve high standards, and that the school sets a context in which pupils can thrive.
The inspectors spent a considerable amount of time talking to the girls, and were particularly impressed by their conduct, confidence and personal development, noting that they respond very well to the school's high expectations of work and behaviour.

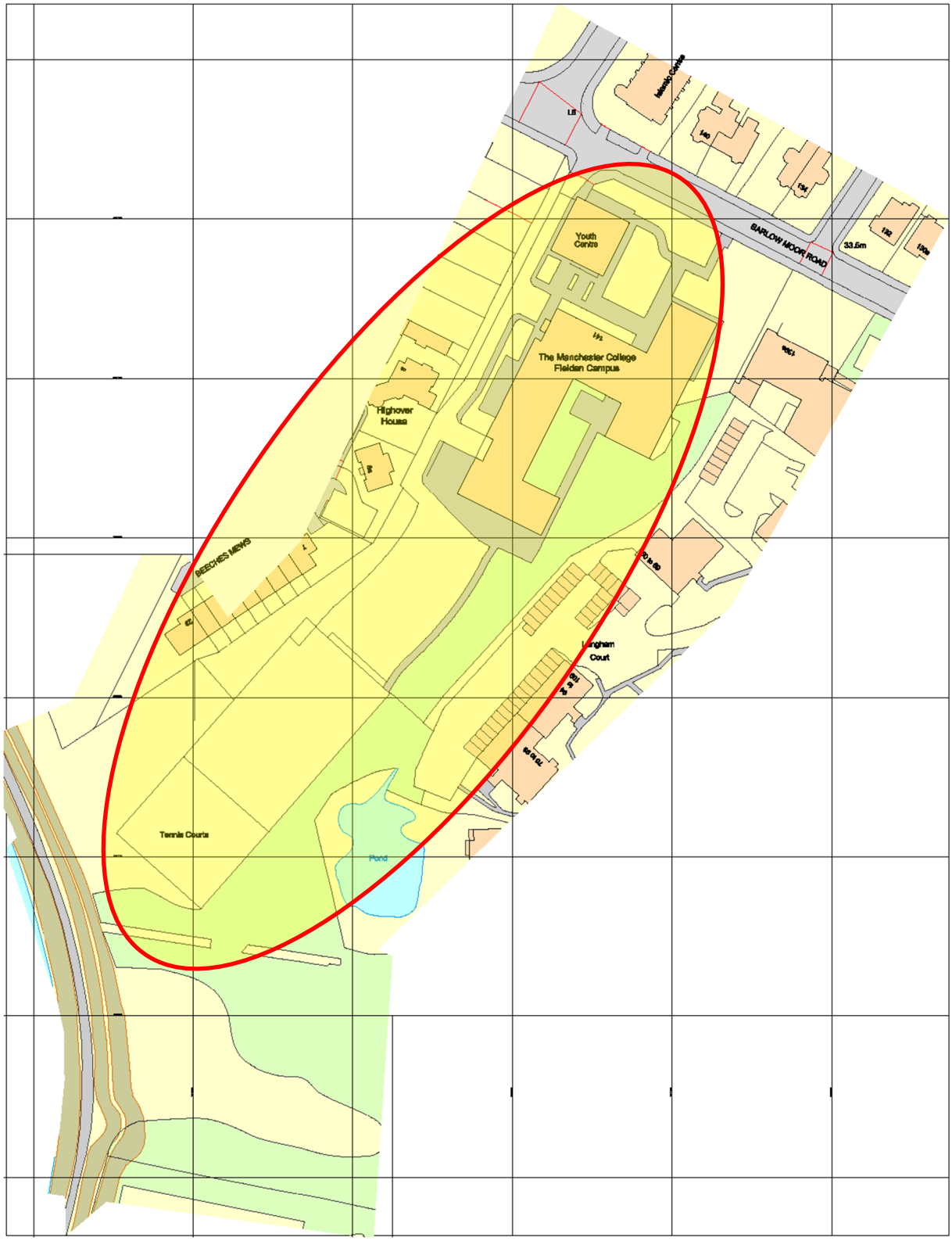
1.0 THE PROPOSAL

1.01 The Installation of Security Fencing and Gates 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 NEED

In or around February 2022, the Home Office announced a scheme for providing support to Muslim Faith Schools to protect them from possible hate crime and the adverse effect that it can have on the education and well-being of children.

Nationally, there has been an increase in hate crime incidents happening at places of worship, associated faith community centres and faith schools.

The support offered by the Home Office include security infrastructure including improving perimeter security and access control. The Home Office have developed a scheme to help Muslim Faith Schools and through this scheme, these Schools (independent and state-funded) will be able to apply for protective security measures, such as CCTV, secure fencing, and intruder alarms to be installed at their site.

3.0 PRE-APP CONSULTATION

Informal discussion with the Local Planning Authority was sent on 31-07-2023 stating the following;

As you may be aware, the new term will be starting mid-September 2023.

In line with the Home Office and DfE Guidelines (in particular for faith schools), the Home Office have approved a grant for the security of the site, and I attach a copy of the proposed external fencing the Home Office have consented and approved.

The proposed fence is between 7.5m and 11.4m away from the boundary wall along Barlow Moor Road.

I can also confirm that any TPO trees will not be affected by the proposal.

I would be grateful if you could confirm that the work on the fencing does not requires planning permission as the DfE team will be on site on 04-09-2023.

On 08-08-2023, the LPA replied swiftly as below;

Planning permission would be required for the proposed fencing if:

1. *the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed—*
   - *for a school, 2 metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than 1 metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons;*
   - *in any other case, 1 metre above ground level;*
2. *the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;*
3. *the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or*
4. *it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.*

The submitted plans indicate that the proposed fencing would exceed 2m in height, therefore an application for full planning permission would be required for this development.

A follow up email was sent on 08-08-2023 (same day) to the LPA stating the following;

Thanks for the email.

Our proposal for the 'front' section of the fence is at least 7.5m and 11.4m away from the boundary (back of the footpath/highway).

In addition, reading your email it means that we can undertake all but the front section of the fence without the need for any planning permission.

No response was received and based on the above, the applicant progressed to implement the proposal noted on the drawing sent to the LPA on 31-07-2023.

4.0 ASSESSMENT

4.01 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.

The existing Campus has a 3m high security fence and this fence is around most of the site but not around the buildings.

In addition, the existing fence is in a very poor state and has been over-grown with vegetation, shrubs and trees. Some of the trees and shrubs are protected (TPO).



Site Photo – Existing Fence & Gate between Upper & Lower Car Parks



Site Photo – Existing Fence along the eastern boundary

4.02 PROPOSED FENCE

It is proposed to erect a 2.4m high v-mesh security fence and gates (single and double), powder coated green (RAL 6005) as shown on Drawing 100 Revision D (08-09-2023).

There will also be a 2m or less v-mesh & gates to the same specification and colour facing Barlow Moor Road. The LPA confirmed that the proposed fence & gates facing Barlow Moor Road don't require planning permission as they fall under permitted development for schools (see section 3).

The proposed fence and gates are intended to secure the 'school' and the pupils in particular and offer the girls and their parents a safe route to and from the car park to the school building and also to the exercise and tennis courts at the southern end of the site.

Examination of the existing fence revealed it to be in a poor state with many 'opening' and gaps. It was felt that to remove and replace the existing fence will likely cause more damage to some of the protected shrubs and trees, hence the proposed fence will run parallel to the existing fence.

The proposed fence will secure other vulnerable areas not currently secured and/or protected from trespassing and intruders.

4.03 FENCE ROUTE & FOUNDATION

There will be 6 single gates (1.2 wide) giving access around the perimeter of the school building, some of these will have additional intercom linked to the school main reception. In addition, there will be 2 double gates; one of these to provide access for Fire engines to the internal court-yard of the school.

The route of the fence and the associated foundation has been carefully selected with (60x60mm posts) to avoid any damage to the protected trees and shrubs and the foundation are spaces typically every 2.5m with a small local excavation 200mm square, 650mm deep as per the submitted drawings and the photographs below.



Site Photo – Fence post foundation under construction.

4.04 VISUAL AMENITY

The proposed fence will not be seen from Barlow Moor Road and the colour selected Green (RAL 6005) will blend into the background greenery.

4.05 JUSTIFICATION

The primary school caters for young Muslim children (boys & girls) under the age of 8 and the Middle school caters for young Muslim girls.

It is a large site and access to the car park and the exercise area to the rear are not visible from any part pf the building, not helped by the steep site topography making the car park and the exercise area are ideal location for intruders and trespassers to hide.

The Trustees, in line with the DfE guidelines the school have a duty to ensure the school is a safe and secure environment for all those who attend the school.

4.06 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.

4.07 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.

4.08 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.

The proposed fencing is considered to have been designed to reflect the site context and relationships with the surrounding area to a provide a secure environment, particularly in the absence of natural surveillance and therefore accords with the general principles of the Guide to Development SPD.

4.09 ACCESSIBILITY

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