Comments for Planning Application 138061/FO/2023

planning@manchester.gov.uk <planning@manchester.gov.uk>
Mon 02/10/2023 20:23
To:Holly Wright <Holly.Wright@manchester.gov.uk>

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 02/10/2023 8:23 PM from Mr Rupert WILSON.

Application Summary

Address:	Fielden Park College Barlow Moor Road Manchester M20 2PQ
Proposal:	Part-retrospective application for the erection of 2.4m high security fencing and associated access gates.
Case Officer:	Holly Wright

Click for further information

Customer Details

Name:	Mr Rupert WILSON
Email:	rupertandadiba@hotmail.com
Address:	69 Langham Court Didsbury Manchester

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am a director, investor and resident of Langham Court, it was with great surprise that I received the planning application for a new fence at the school site this week as it has already been erected. I witnessed its installation and visited the site in mid September as I am a direct neighbour of the development and was the person who initially applied for the TPO orders some years ago. I first met with the installation team who were carrying out the work. They were not aware of any method statement or any protection orders to the trees. I read with interest that in the method statement it reads 'any larger trees then the fence may need to be stepped out or posts installed on either side of the tree in order to avoid large buttress roots. The panels will then need to be altered accordingly' as I do not believe this has happened and the installation team were certainly not aware of this requirement. It is rather pointless writing a method statement after the work is completed or that the installation team are not made aware of it. I did inform these individuals that any work to many of the trees would need the council's authority as there were TPO orders in place. I then visited the main office of the school and spoke to Yasmin, the PA to the head. I discussed my concerns and then sent a follow up email to the WDRA on the 15th September and to Yasmin. As yet, I have not received any comments back. I should at this point say that on a brief survey of the area concerned I do not believe major work has been completed to the trees and I do not believe trees have been removed. I am unsure if damage has been done to the tree roots, but

the fence if very close to the wooded area and this should be checked.
My reason for objection is not that I am against the new fence per se, but that security and wildlife considerations for the whole site should firstly be considered. I do not see in the documents that this has been done in any meaningful way.
Langham Court consists of 76 homes, it borders the full eastern side of the school site. For many years we have had issues with security, particularly to the lower end, near the pond. The fences have been allowed to fall into disrepair and this has then allowed intruders to access both Langham Court and the then college. I have in the past been a witness in a court case regarding vehicle crime on the college site. It seems that this new fence forms an inner security perimeter with my worry that outside of this the owners will continue to shirk their responsibilities. Indeed what may happen is that intruders will just be funnelled towards Langham Court. The area towards Langham Court's lower car park it can be difficult for us to increase security due to the lay of the land. I feel further security should be improved on the school side as part of this fence project. We have done what we can, but there are routes through the college site from the river Mersey that allow access to our grounds. If I quote from the submitted documents this is referred to: 'It is a large site and access to the car park and the exercise area to the rear are not visible from any part of the building, not helped by the steep site topography making the car park and the exercise area an 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'. I fully agree with this, but what about considerations to their neighbours?
This new fence seems to restrict access to large areas of woodland from the main site with my worry that the school will not complete regular checks on this habitat. As an example Langham Court directors and managing agent have been attempting to contact the owners of the college site for a number of years regarding the maintainance to the trees bordering the properties. We do not believe that any remedial work has been completed to any of the trees for many years and we now have dead trees in a dangerous state hanging over our property. These need to be dealt with urgently to prevent damage to property and potentially persons.
The other aspect that must be considered is wildlife. This area is lucky to have a diversity of wildlife including foxes, owls, bats and hedgehogs being present. The fence must not be allowed to form a barrier to their movement. I do not believe this has been adequately considered.
Langham Court resident, directors and managing agent are very pleased that the site will continue to be used as an educational establishment. We look forward to working with the new owners for the benefit of all and to improve our natural environment.

Kind regards

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