

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144813/FO/2025

Date registered valid: 22 December 2025

Proposal: Installation of ball stop netting and supporting structures to a height of 8 metres to the south-eastern end of the existing 3G sports pitch.

Address: Dean Trust Ardwick, 345 Stockport Road, Manchester, M13 0LF

Ward(s): Ardwick Ward

Applicant: Mr Nick David, The Dean Trust- Dean Trust Ardwick

Agent (if any): Mr John Bennett, Surfacing Standards Limited

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 February 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

Printed: 5 January 2026 Expired: 26 January 2026

Neighbour notifications

Printed: 5 January 2026 Expired: 26 January 2026

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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

This application relates to the Dean Trust Academy site in Ardwick. The site is located off the A6 Stockport Road and comprises a school building with associated car parking and sports pitches. More specifically to this application, the site is the boundary of the existing 3G pitch that fronts onto Stockport Road to the south-east of the site.

The application site is located within a predominantly residential area of Ardwick. It is bounded by residential properties to the north and east on Cochrane Avenue and South Street, a mosque and commercial premises to the south-east, St Luke's Primary School to the north-west and the A6 to the south-west.

In 2017, the following planning permission was granted on the site:

116290/FO/2017 - Installation of posts and netting to add catch nets to the existing fencing to the perimeter of the 3G football pitch adjacent to Stockport Road - Approved 6 July 2017

That application comprised of the installation of 8 metre high posts and netting to add catch nets to the existing 4.5 metre high fencing to the south western perimeter of the existing 3G football pitch at the school, which is adjacent to Stockport Road.

It is now proposed to install similar ball stop netting and supporting structures to a height of 8 metres to the south-eastern end of the existing 3G sports pitch, which would link with the existing netting/structures previously approved. This would result in the provision of netting and support posts, up to a height of 8 metres, on 2 sides of the pitch.

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Highway Services - Consider that there are no adverse impacts on the highway and therefore they can support these proposals.

Manchester Active - Are supportive of the proposal to install ball stop netting and 8m structural supports to the south eastern end of the Artificial Grass Pitch. They consider that the introduction of ball stop netting reduces the risk of ball strike on pedestrians, vehicles and structures and provides a safer environment.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

Draft National Planning Policy Framework - On 16th December 2025 the government has published a consultation National Planning Policy Framework.

Of relevance to this application, the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
- Decisions on development proposals should apply a presumption in favour of sustainable development.
- In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal: Be located where a genuine choice of sustainable transport modes exists,
- Substantial weight should be given to the benefits of providing accommodation that will contribute towards meeting the evidenced needs of the local community, taking into account any up-to-date local housing need assessment, and other relevant evidence.
- Design quality should be considered throughout the evolution, assessment and delivery of development proposals.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

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.

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN1 relates to Design Principles and Strategic Character Areas. It states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

Policy EN11 'Quantity of Sport, Open Space and Recreation' is also of relevance in that the Council will seek the provision of new open space, sport and recreation facilities, in particular where there is a quantitative shortage of a particular use per head of population, including any increase of population created by the development is identified in the area.

Policy DM 1 states that 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- 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.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Policy E3.3 relates to sites along radial and orbital routes, which includes Stockport Road, and seeks to ensure that all new development, along these routes, is of the highest quality.

Saved policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise.
- b. the implications of new development being exposed to existing noise sources, which are effectively outside planning control.

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for 9 of the 10 boroughs which make up Greater Manchester.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

Relevant policies of PfE in this instance are:

JP-S1: Sustainable development

JP-P1: Sustainable Places

Principle

The principle of an upgraded multi use games area to improve the safety of the users and adjacent pedestrians and traffic is considered to be acceptable, in principle, subject to the assessment of visual amenity and any potential impact upon local residents

Design/appearance - The proposed netting/support posts will generally match the existing netting/posts along the south-western boundary of the pitch, so would be seen as part of a wider boundary treatment of the pitch.

Visual Amenity - The existing netting/posts are visible from Stockport Road, and the proposed netting will be perpendicular to this, so will largely be difficult to see, through the existing netting. It would be visible from the north-eastern and south-eastern boundaries of the site, but this is an existing school site with various sporting activities and high boundary fencing. Also, the netting itself is very simple in design so, where it is visible, its impact is limited due to the fabric used and 'see through' design. It is not therefore considered that the proposal would have a harmful visual impact upon the locality.

Residential Amenity - The proposed netting would be positioned adjacent to the boundary with an existing mosque and commercial premises. There would be views of the netting, from properties on South Street, but no new netting is proposed along the north eastern boundary of the pitch, which is closest to those residential properties. It is considered that the properties are located far enough away for this not to cause any significant impact on amenity and there is existing fencing and a number of large mature trees to help with screening. Therefore, it is not considered that there will be a significant increase in disturbance or any loss in the current privacy of the occupants. In terms of the mosque, and commercial premises, the proposal does not impact on the operation of the premises, and they would be the primary beneficiaries of ensuring that balls are prevented from being kicked/thrown from the school site onto their property.

Highway/pedestrian safety - The proposed ball netting is to ensure that sports can be played safely on the existing 3G pitch without causing an impact on pedestrian and vehicular safety for those using Stockport Road due to any ball strikes. Highway Services have confirmed they have no objections to the proposals.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance no negotiations were necessary as the scheme is considered to be in accordance with City Council policy.

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

1) 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) The development hereby approved shall be carried out in accordance with drawings numbered ss3616-01 rev 00, ss3616-03 rev 00 and ss3616-04 rev 00, stamped as received by the City Council, as Local Planning Authority, on 22 December 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy E3.3 of the Unitary Development Plan for the city of Manchester.

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCR Active

116 South Street, Longsight, Manchester, M12 4DT
120 South Street, Longsight, Manchester, M12 4DT
102 South Street, Longsight, Manchester, M12 4DT
112 South Street, Longsight, Manchester, M12 4DT
Flat 406, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
328 Stockport Road, Manchester, M13 0LE
Flat 304, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 316, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 2, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 107, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 505, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 212, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 104, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 110, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 409, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 111, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 206, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 512, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
354 Stockport Road, Manchester, M13 0LE
106 South Street, Longsight, Manchester, M12 4DT
110 South Street, Longsight, Manchester, M12 4DT
114 South Street, Longsight, Manchester, M12 4DT
Flat 403, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 608, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 210, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 410, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 305, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 411, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 414, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 404, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
344 Stockport Road, Manchester, M13 0LE
Flat 213, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 510, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
356 Stockport Road, Manchester, M13 0LE
92 South Street, Longsight, Manchester, M12 4DT
Flat 509, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 317, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
330 Stockport Road, Manchester, M13 0LE
Flat 303, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 607, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 106, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 413, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 506, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 605, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 311, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 501, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 308, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
368 Stockport Road, Manchester, M13 0LE
366 Stockport Road, Manchester, M13 0LE

350 Stockport Road, Manchester, M13 0LE
348 Stockport Road, Manchester, M13 0LE
108 South Street, Longsight, Manchester, M12 4DT
Flat 301, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 202, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 313, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 408, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 401, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 109, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 310, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 113, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 112, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
346 Stockport Road, Manchester, M13 0LE
Flat 511, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 602, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
96 South Street, Longsight, Manchester, M12 4DT
98 South Street, Longsight, Manchester, M12 4DT
90 South Street, Longsight, Manchester, M12 4DT
Flat 315, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 407, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 507, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 211, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 103, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 502, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
342 Stockport Road, Manchester, M13 0LE
Flat 503, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
358 Stockport Road, Manchester, M13 0LE
104 South Street, Longsight, Manchester, M12 4DT
Flat 214, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 601, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 606, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
334 Stockport Road, Manchester, M13 0LE
Flat 215, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 209, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 402, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 102, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 203, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 105, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 504, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 412, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
340 Stockport Road, Manchester, M13 0LE
336A Stockport Road, Manchester, M13 0LE
Flat 204, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
370 Stockport Road, Manchester, M13 0LE
364 Stockport Road, Manchester, M13 0LE
352 Stockport Road, Manchester, M13 0LE
116A South Street, Longsight, Manchester, M12 4DT
Islamic Academy Of Manchester, 118 South Street, Longsight, Manchester, M12 4DT
100 South Street, Longsight, Manchester, M12 4DT
Flat 508, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 207, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
332 Stockport Road, Manchester, M13 0LE
Flat 405, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 101, Chadwick House, 336 Stockport Road, Manchester, M13 0BR

Flat 312, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 208, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 604, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 306, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 218, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 216, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
338 Stockport Road, Manchester, M13 0LE
Flat 309, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
360 Stockport Road, Manchester, M13 0LE
351 Stockport Road, Manchester, M13 0LF
94 South Street, Longsight, Manchester, M12 4DT
Flat 314, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 603, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 319, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
328A Stockport Road, Manchester, M13 0LE
Flat 201, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 302, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 1, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 219, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 307, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 318, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 415, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 217, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 108, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
Flat 205, Chadwick House, 336 Stockport Road, Manchester, M13 0BR
JAMIA ISLAMIA MOSQUE, 347 - 349 Stockport Road, Manchester, M13 0LF
362 Stockport Road, Manchester, M13 0LE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA