

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144709/FO/2025
Date registered valid: 5 January 2026
Proposal: Erection of 2.4m high weld mesh fence line with sliding gate.
Address: Dixons Brooklands Academy, Moor Road, Manchester, M23 9BP
Ward(s): Brooklands Ward

Applicant: Phil Sugden, Dixons Academies
Agent (if any): Mr Stephen Last, Seven Architecture
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 12 February 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 12 February 2026

Standard consultations:

Printed: 9 January 2026 Expired: 30 January 2026

Neighbour notifications

Printed: 9 January 2026 Expired: 30 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/area

Dixons Brooklands Academy is located to the northwest of the Altrincham Road/Moor Road junction. The northern portion of the site is given over to playing fields, while the school buildings themselves are located in the southern half of the site. Pedestrian and vehicular access to the school estate is gained via Moor Road.

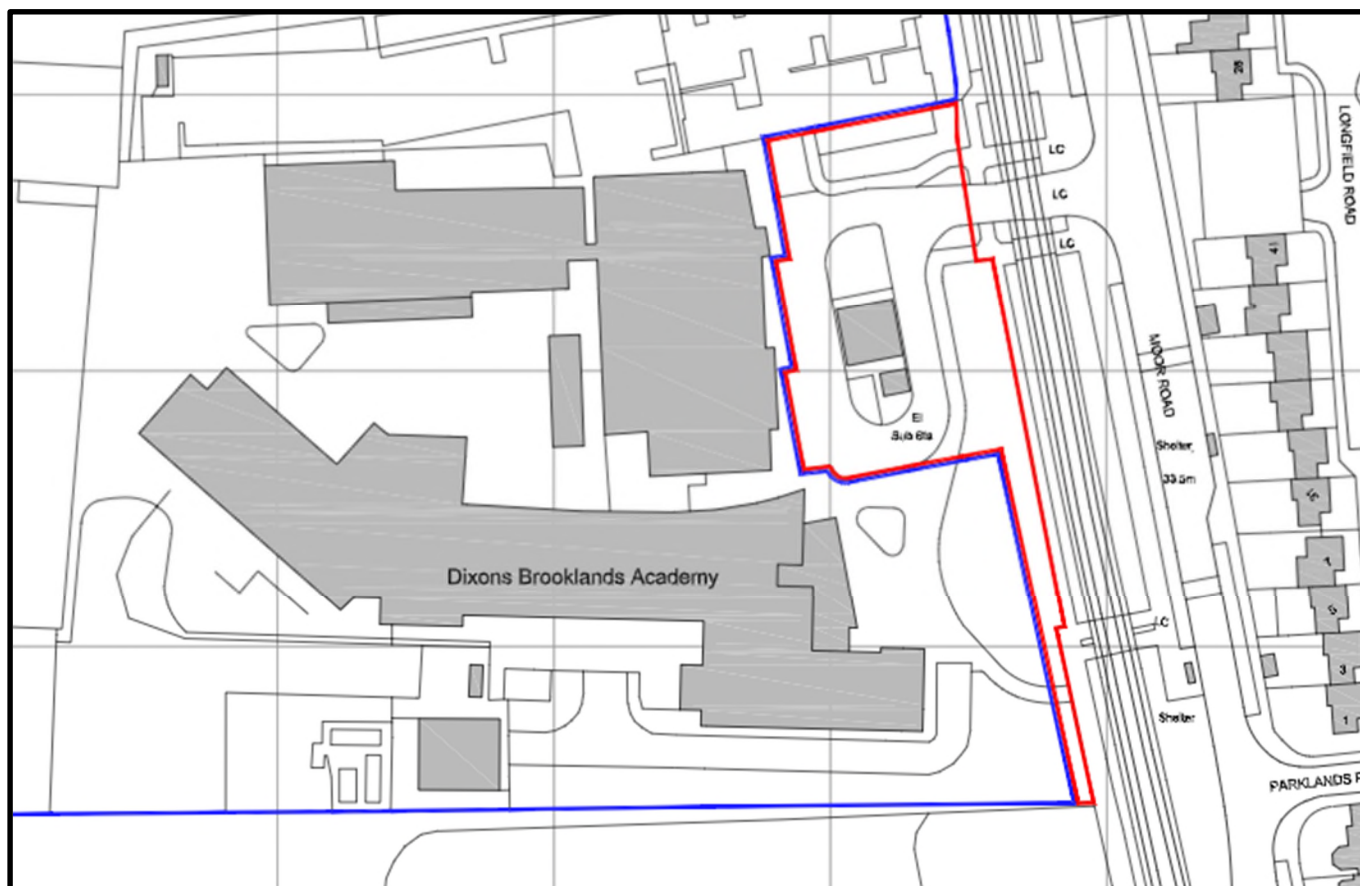
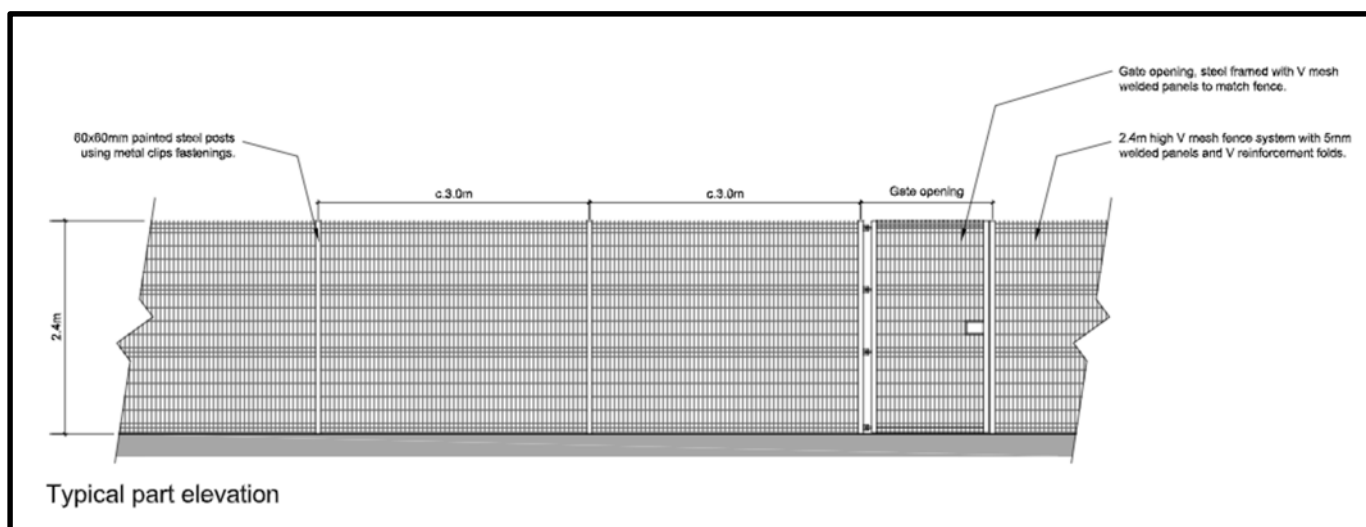
To the east of the school campus lies a Metrolink line and associated stop and beyond that, on the opposite side of Moor Road, there are two storey dwellings. To the south of the site there is a rectangular undeveloped site. To the west, is a small retail park and further dwellings and to the north there are a number of commercial and industrial units.



Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The applicant is proposing to replacing the existing 1.8 metre high weld mesh fencing with 2.4 metres high weld mesh fencing and associated gates, as well as provide additional fencing adjacent to the driveway in and out of the school grounds. The location of the proposed fencing is shown below:



Consultations & Notification Responses

Local Residents – No comments received.

Highway Services – No objections to the proposed fencing and gates from a highway and pedestrian safety point of view.

Greater Manchester Police – Support the measures to better secure the school site.

Health & Safety Executive (Major Hazard Sites/Pipelines) – Do not advise against.

Transport For Greater Manchester – No objections to the proposal and recommend the imposition of an informative in respect of working in close proximity to the tram line.

Cadent Gas Ltd – No objections to the proposal and recommend the imposition of an informative in respect of working in close proximity to Cadent Gas infrastructure.

Policies

Draft National Planning Policy Framework (December 2025) – The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new “medium development” category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections are outlined below:

Policy DM3 (*Determining development proposals*) – When considering development proposals, local planning authorities should:

- a) 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;
- b) Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;
- c) Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;
- d) Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision or more detailed advice may enable an approval rather than a refusal;

- e) Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and
- f) Not refuse applications for development which should clearly be approved, having regard to its accordance with the development plan, the policies in this Framework and any other material considerations.

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Core Strategy Development Plan Document – 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. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles*, - 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 and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- 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, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Issues

Principle of the Proposal – In principle, there is no objection to the installation of the proposed fencing and gates, as their primary purpose is to enhance the management of access across the wider school site. Nevertheless, it remains necessary to consider and assess any potential impacts the development may have on pedestrian and highway safety, as well as its effect on the visual amenity of the surrounding area.

Pedestrian and Highway Safety – Highway Services have confirmed that the proposed fencing and associated gates would not impede visibility nor result in vehicles queuing or waiting on the public highway while seeking access to the site. On this basis, it is considered that the development would not give rise to any adverse impact on pedestrian or highway safety along this section of Moor Road.

Visual Amenity – The existing boundary treatment comprises 1.8-metre-high green weld-mesh fencing positioned along the school perimeter. The proposal involves its replacement with 2.4-metre-high green weld-mesh fencing, together with additional 2.4-metre-high fencing located adjacent to the internal estate road. Given the continuity in design, colour, and material, the increase in height is not considered to result in a harmful change to the character or appearance of the site frontage. As such, the proposed boundary treatment is unlikely to give rise to an undue adverse impact on the visual amenity of neighbouring residents or users of Moor Road. With regard to the internal sections of fencing and gates, these would be largely screened from public vantage points, consequently, their installation is not expected to detract from overall visual amenity.

Residential Amenity – The proposal does not raise any concerns in respect of residential amenity.

Ecology – The proposal would not have a detrimental impact upon any known ecological features.

Gas Pipeline and Metrolink – Both the gas network operator and Metrolink have requested that appropriate informatives be attached to any permission granted, advising the applicant of required procedures and precautions when undertaking works in proximity to the gas pipeline infrastructure

and the tramline. These informatives will be included to ensure the relevant safety and operational requirements are observed.

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 issues arising from the consideration of this application.

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 the following drawings and documents:

- a) Site Plan, drawing no. DBA-SEV-XX-XX-DR-A-00501-P01, received on 8 December 2025
- b) Proposed Site Plan, drawing no. DBA-SEV-XX-XX-DR-A-00502-P01, received on 8 December 2025

- c) Proposed Elevations, drawing no. DBA-SEV-XX-XX-DR-A-00503-P01, received on 6 January 2026
- d) Location Plan, drawing no. DBA-SEV-XX-XX-DR-A-01000-P01, received on 8 December 2025
- e) Transport Statement, received on 8 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.

Informatives

1) Working in Close Proximity to Metrolink - The applicant is advised that they must comply with the details of working safely near Metrolink which can be found on the Metrolink Website at:

<https://tfgm.com/public-transport/tram/working-safely>

2) Highway Works - 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

3) Cadent Gas - Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Greater Manchester Police

Health & Safety Executive (Fire Safety)

Transport For Greater Manchester

Cadent Gas Ltd

Brooklands Library, Manchester Health Academy, Moor Road, Manchester, M23 9BP

14 Rookwood Avenue, Manchester, M23 0GJ

12 Rookwood Avenue, Manchester, M23 0GJ

31 Longfield Road, Manchester, M23 0GH

28 Longfield Road, Manchester, M23 0GH

26 Longfield Road, Manchester, M23 0GH

16 Rookwood Avenue, Manchester, M23 0GJ

10 Rookwood Avenue, Manchester, M23 0GJ

20 Longfield Road, Manchester, M23 0GH

5 Parklands Road, Manchester, M23 0GB

35 Longfield Road, Manchester, M23 0GH

24 Longfield Road, Manchester, M23 0GH

41 Longfield Road, Manchester, M23 0GH

39 Longfield Road, Manchester, M23 0GH

37 Longfield Road, Manchester, M23 0GH

33 Longfield Road, Manchester, M23 0GH

22 Longfield Road, Manchester, M23 0GH

20 Rookwood Avenue, Manchester, M23 0GJ

18 Rookwood Avenue, Manchester, M23 0GJ

3 Parklands Road, Manchester, M23 0GB

1 Parklands Road, Manchester, M23 0GB

7 Parklands Road, Manchester, M23 0GB

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) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA