MANCHESTER CITY COUNCIL

Planning – Additional Information

Project:	Moston Lane Primary School – Safeguarding Fencing Works to External Areas	**Date:**	15.04.2026
Site Address:	Moston Lane Primary School Moston Lane Manchester M9 4HH	**Job No:**	ED46034.1
Planning Application Ref:	CDN/26/0091		

Additional Information and Justification

1. As the sample we inspected on site on 10 April 2026 the only viable way to achieve the required strength for the height of the fence (increased from the original fence height) is to provide 50x50mm posts. If the posts were any thinner we would not be able to provide the required strength and stability and we do not want to fix into the existing stonework wall as this would damage the stonework;
2. The existing fence has gaps of 115mm between the railings. In accordance with Building Regulations Approved Document K the overarching safety standard is that a **100mm diameter sphere** must not be able to pass through any part of the railing, ensuring small children cannot get stuck. We therefore can only install bars on the new fence with gaps less than 100mm. In this respect the bars (without the provision of a 50mm central post) would not line up with the outer bars of the existing finial detail above as shown on the updated drawing.

We believe that the above proposal represents the best way to maintain the original features of the fence and also provide a safe and secure environment. As this is a Primary School, we cannot compromise on Health & Safety in terms of the stability of the fence and the necessary gaps and spacings of the railings.