

Bury Hebrew Congregation Synagogue, Sunnybank, Unsworth, Bury, BL9 8ET

Planning, Design and Access Statement

Proposal: Installation of 2.2m to 2.4m Security Fencing around the Perimeter of the site. New Security gates at vehicle entry point and pedestrian entry point from Sunnybank Road.

August 2025



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Introduction and Background

This statement accompanies a full planning application seeking planning permission for the installation of new part 2.2m, part 2.4m high perimeter security fencing and access gates at Bury Hebrew Congregation Synagogue, Sunnysbank. The proposal includes fencing around the perimeter of the site as well as the introduction of new vehicular and pedestrian access gates at the site entrances.

Within the current global and political climate, there is a heightened need for increased security for Jewish Places of worship and establishments. Following the war in Israel/Gaza and the subsequent turmoil within the Middle east, there has been a sharp increase in antisemitic incidents globally, with increased instances of vandalism, harassment, and violence to Jewish communities and premises. Adequate and appropriate security measures at all Jewish institutions is thus essential. More information about the current risk level can be found here - <https://cst.org.uk/research/cst-publications>

The security of the building on this site is of particular importance due to the synagogue providing a venue to the local Jewish community for daily prayer and as well as communal events and functions.

On this basis, the Synagogue and its representatives would like to apply for planning permission for new security fencing around the full perimeter of the site creating a secure enclosed security boundary around the premises.

In advance of this submission, the synagogue instructed EA Town Planning to contact Greater Manchester Police (GMP) about the proposed security fencing to ensure that the proposal would be compliant with Secure by Design Principles and confirm the principle for new security fencing to secure the premises. The advice received from GMP's Secure by Design team is included at Appendix One.

This document provides a detailed description of the proposal for new security fencing at this site and should be read in conjunction with the following supporting documents:

- Architectural drawings Package produced by JCDesign Studios.
- Fencing Specification Sheet.
- GMP Secured by Design (SBD) Advice letter.

Site Description

The synagogue building and premises to which this application relates, is located at the busy junction of Manchester Road (A56) and Sunny Bank Road in Bury. The site is bounded around the road frontage along Manchester Road and Sunnybank Road by a 1.5m tall brick wall with coping above. There is a mix of mature landscaping including hedges, shrubs, conifers and smaller trees of varying qualities within the site. The main pedestrian and vehicular entrances are from Sunny Bank Road. Along the side (east) and rear (north) boundaries is a 2m timber boarded fence with some self-seeded sycamores growing along the rear.

The area is mixed in character with a Mercedes Garage to the North of the site, Manchester Road to the west and residential dwellings along its eastern boundary. To the south (opposite the front of the site) is a grassed/ landscaped area located in between Glendale Avenue and Manchester Road. A row of terraced houses fronting Manchester Road (No's 863-873 Manchester Road) is located on the opposite side of a an unadopted lane separating the dwellings from the site along the north eastern corner of the site.

The existing premises at Bury Hebrew Congregation, Sunnybank has historically been occupied as a Synagogue (place of worship) since at least 1967.

The existing building on site is neither listed or locally listed. None of the trees, hedges or foliage on site is subject to a TPO.

Proposal Description

The proposal is for the installation of part 2.2, part 2.4m high 358 green mesh galvanised security fencing and security gates around the entire perimeter of the site. The proposed 365 weld mesh fencing will encircle the boundary of the site to a height of 2.4/2.2m. The proposal focuses solely on installing new security fencing around the site's perimeter. This scheme does not include any alterations to the building/s on site. The installation of the fencing requires no changes to the existing landscaped areas or trees.

The new fencing will be positioned to the rear of the existing trees, shrubs and hedges located immediately to the rear of a low height perimeter wall surrounding parts of the site. The new fencing will minimise any disturbance to the existing trees and hedges surrounding the site. The new fencing will also be partially screened from the street scene by the existing mature trees and hedges.

Please see the attached architectural drawings provided by JCD Architects which demonstrate the extent of the proposed fencing around the perimeter of the site.

- Southern site boundary (Sunnybank Road frontage) - Security fencing along site boundary, security gate at vehicle access point, Security gate at pedestrian entrance point.

The new fencing will be positioned approximately 1m from the existing site boundary wall fronting Sunnybank Road to the rear of the existing trees and hedging. No trees or hedges will be uprooted or felled as part of the proposed works.

- Northern site boundary (In between the Synagogue premises and the Mercedes Garage and residential dwellings fronting onto Manchester Road) – Security fencing along the full northern site boundary. The new fencing will be securely fixed to the existing masonry wall to a height of 2.2m. The fencing will be installed below the tree canopies of the trees located in the northeastern corner

of the site and will not affect these trees. Any proposed fence panel posts will be carefully installed to avoid tree roots.

The new fencing will be installed adjacent to the existing boundary fencing along the site's northern boundary and the existing boundary treatments at neighbouring premises.

- Western site boundary (Manchester Road (A56 frontage)) – Security fencing will be installed along site boundary to the rear of the existing foliage. The new fencing will be installed approximately 1.5m from the existing site boundary to the rear of the existing boundary hedge. The existing boundary hedge is 1.8m tall and will, for the most part, conceal the new fencing from view.
- Eastern site boundary (in between the Synagogue Car parking area and the neighbouring residential dwelling at no.21 Sunnybank Road and to the rear of the residential dwellings at no.5 and 7 Ajax Road) - Security fencing along the full extent of the eastern site boundary.

The new fencing will be installed adjacent to the existing boundary fencing along the sites northern boundary and the existing boundary treatments present at neighbouring premises.

At the sites southeastern corner, the existing 1.8m hedge and 1.8m timber fencing separating between the site and no.21 Sunnybank Road will be retained. The new wire mesh fencing will be installed around the existing hedging ensuring that the hedging is fully retained and unaffected by this proposal.

Proposed Fencing

The proposed fencing will be 2.2/2.4m high 358 green mesh galvanised steel fencing. Whilst the proposed fencing maybe somewhat visible from the street scene, the site benefits from extensive dense foliage and mature trees around all of its boundaries which to a large extent will obscure the proposed fencing. Moreover, the proposed fencing will be stepped back a fair distance from the site boundaries and together with the dense foliage and mature trees around the perimeter of the site, it is anticipated that this will limit the visual impact of the fencing on the character and appearance of the surrounding street scene and built environment.

Product Description

358 mesh fencing is a type of high-security fence made from welded steel wire mesh with small openings, typically measuring 76.2 mm x 12.7 mm. The name "358" refers to the specific measurements of the mesh: 3 inches by 0.5 inches by 8 gauge wire diameter, which makes it extremely difficult to cut or climb.

This type of fencing is commonly used in schools, places of worship and religious institutions where perimeter security is critical. It provides a high level of protection against intrusion, vandalism, and theft, while also allowing for good visibility.

The fencing is also conveniently customizable and can be designed to fit specific site requirements and aesthetic preferences.



Example picture of proposed 358 Weld Mesh security fencing.

Relevant Planning History

A historical application for 2.4m high Paladin fencing was refused at this site in 2007, Application reference: 47574/FUL.

At the time, GM Police objected to the scheme on grounds that the fence would convey a level of crime locally that does not represent actual crime levels. It would thereby raise the levels of the fear of crime and become intimidating within this environment.

The planning officers felt that that the fencing proposed would be detrimental to the visual amenity of the area and recommended the application for refusal. Please find a summary of the Planning Officers appraisal in respect of the historical scheme below:

“Whilst the principle of security fencing on the site is not unreasonable there are serious concerns with regard to this specific proposal. In terms of its position, height and design the proposed fence would be particularly insensitive on this corner site. I would constitute a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area.

The comments of the police are considered to be relevant and support the recommendation to refuse the application for the reason stated below.

It would be preferable and less visually intrusive if the fence were to be set back into the site or lower, more sensitively designed railings erected along the boundary.

Revised Proposal Justification – Principle of Development

The revised proposal is fundamentally different from the historically refused application in several ways.

1. The proposed fencing will be 358 wire mesh fencing as opposed to paladin fencing.

Key advantages of wire mesh fencing:

- Sleek finish. Mesh fencing has a modern look making it appear less opposing.
- Visual permeability of fence panels.
- Less intrusive appearance whilst still offering security value.
- Wire mesh fencing is anti-cut. The metal wires in the mesh are highly resistant to scissors, pliers, and wire cutters.
- Commonly used in schools.

Disadvantages of Paladin fencing:

- Unwelcoming and unsightly appearance
- Potential for visibility obstruction. Not as permeable as wire mesh fencing.
- Paladin fencing also appears as a more imposing security feature due to its tall imposing design.
- Is intended to act as a visual and physical deterrent to discourage intruders conveying a higher level of crime than necessary.
- Commonly used at airports, railways, prisons, factories and other sites.

2. The proposed fencing will be positioned away from the existing low height brick wall along the primary site boundaries (Southern and Western perimeter fronting Manchester Road and

Sunnybank Road respectively). It will not be positioned directly to the rear of the existing boundary wall (as was historically proposed).

3. The new fencing will be installed to the rear of the existing mature trees and foliage around the edge of the site and will be partially concealed by the existing trees, shrubs and foliage minimising its visual impact.
4. The existing foliage and trees have matured a lot over the last 18 years and will act as a much better screen to the proposed security fencing.
5. The global security situation has changed drastically and there are significantly more instances of antisemitic hate crimes than there were historically. The need for enhanced security is now well-established and widely supported, particularly at Jewish community sites.
6. The development aligns with the aims of the National Planning Policy Framework (NPPF), particularly in creating safe, inclusive, and resilient places.

GMP Secure by Design Advice

As stated above, the applicants have sought GMP's advice and guidance on the proposed security perimeter fencing along the site's boundaries, which are, in some places, already enclosed by existing fencing separating the adjacent residential dwellings/plots from the site.

Greater Manchester Police have confirmed they have no objections to the proposed installation of a 2.2–2.4m high security fence around the perimeter of Bury Hebrew Congregation Synagogue, as detailed on drawing No. A1.2 Rev P5. The proposals are compliant with Secured by Design standards.

The Police have also provided best-practice recommendations to further enhance security, including:

- Ensuring panels are securely fixed to posts, with no gaps or level changes that could aid climbing.
- Minimising gaps beneath gates and avoiding centrally located horizontal bars.
- Locating gates/fencing away from potential climbing aids (e.g. lighting columns, spiral staircase).
- Avoiding exposed hinges and large locking apertures unless suitably protected.
- Keeping gates closed and locked when not in use.

- Regularly inspecting and maintaining boundary treatments.
- Using transition panels where lower boundaries meet higher ones, to prevent climbing.
- Fixing railings flush with adjacent walls to remove footholds.

These measures demonstrate that the proposed fencing scheme is both appropriate and proportionate, providing improved site security in accordance with Secured by Design guidance.

Relevant Planning Policy Review

The National Planning Policy Framework (NPPF) 2024 sets out the Government's planning policies for England with a strong emphasis being on presumption in favour of sustainable development.

In Chapter 2, the NPPF identifies that there are three overarching objectives to sustainable development: Economic, Social and Environment objectives).

Paragraph 8 of the framework sets out the three overarching objectives for achieving sustainable development in the planning system, these include:

- '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;
- 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
Environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

The proposal at this site falls under the Social Objective for achieving sustainable development. The installation of security fencing will contribute towards the safe built environment both now and in the future, providing a safe and secure place of worship to the local community.

Section 8 Paragraph 91 ‘Promoting healthy and safe communities’ advises that: ‘planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

Section 12 Paragraph 135 ‘Achieving Well Designed Places’ advises that: ‘Planning policies and decisions should ensure that developments:

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’.

The above mentioned sections cited from the National Planning Policy Framework (NPPF) demonstrate a clear emphasis and encouragement for Local Planning Authorities to prioritize the importance of ensuring safe and secure developments to promote the health and well being of all members of society. The implementation of the security fencing proposed for this site aligns directly with these objectives.

Adopted Bury Unitary Development Plan and Policies

EN1/1 Visual Amenity

The proposed fencing will be of a practical and functional form to secure the premises. Given the existing trees, shrubs and mature hedges surrounding the site, it is not anticipated that the new fencing will be a prominent feature along the streetscape. Additionally, the new fencing will be set back from the existing set boundaries further softening its appearance.

Bury’s Draft Local Plan (March 2025)

Policy LP-CM2: New development and health

The Council will ensure that new development makes a positive contribution towards the health and wellbeing of the Borough’s communities by:

- i. Creating safe and accessible environments and developments;
- j. Reducing crime and the fear of crime;

Places for Everyone Joint Development Plan (Adopted 21 MARCH 2024)

Policy JP-S2: Carbon and Energy

The proposed metal fences will be made from a powder coated metal and therefore will be recyclable.

Policy JP-P3: Cultural Facilities

This policy emphasises the GMCA's commitment to support existing cultural facilities across Manchester.

Summary and Conclusion

In summary, this proposal is for the erection of part 2.2m, part 2.4m high 358 green weld mesh security fencing around the entire perimeter of the site known as Bury Hebrew Congregation, Sunnybank. The Synagogue premises is located on a prominent corner plot position, and the southern and western site boundaries are public facing frontages within the area. The site benefits from dense foliage and mature trees along its Southern and Western boundaries within the site curtilage which to a large extent shield the existing buildings from the street view. The proposed fencing is designed to have a minimal visual impact on the surrounding area.

The global political climate creates heightened concerns and risks for Jewish Communities across the globe and there is a need for increased security at Jewish institutions across the globe and more specifically in the UK. The site is occupied as a synagogue - religious institution which in the current global climate has an acutely heightened need for increased security to the site.

On the basis of the above, the Synagogue would like to protect the safety and security of its attendants and the local community. The Synagogue is therefore seeking planning permission for new security fencing around the full perimeter of the site creating a secure enclosed boundary around the site.

In conclusion, the installation of the proposed security fencing will enable the synagogue to continue functioning in a safe and secure environment with an increased sense of safety and protection for its attendees. The principle of development aligns with the National Planning Policy Framework (NPPF) objective to create places that are safe, inclusive and accessible and which promote health and well-being for all members of society.

We trust that you will find this proposal acceptable and grant approval for this as submitted. Should you require any information, please do not hesitate to contact me at zalman@eatownplanning.co.uk or 0330 221 0449.

Yours sincerely,

A handwritten signature in cursive script, reading "Z Hanovitch".

Zalman Hanovitch

Town Planning Consultant

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