

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 142895/VO/2025

Date registered valid: 24 July 2025

Proposal: Installation of 6 no. 2.4m high alleygates and associated works.

Address: Alleygates At Leyland Avenue, Norwood Avenue And Elmsmere Road,
Manchester

Ward(s): Didsbury East Ward

Applicant: Mr Tom Collins, Manchester City Council

Agent (if any):

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 September 2025

APPLICATION DETAILS

Type of application:	Regulation 3 Consent	
Development type:	Minor Other	
Date of site visit:	5 August 2025	
Standard consultations:	Printed: 4 August 2025 Expired: 26 August 2025	
Neighbour notifications:	Printed: 4 August 2025 Expired: 26 August 2025	
Site notice:	Posted: 5 August 2025 Expired: 27 August 2025	
Press advert:	Published: 12 August 2025	Expired: 27 August 2025
Departure from Development Plan:	No	
Environmental Statement:	Not required	
Listed building:	Not applicable	
Conservation area:	Not applicable	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal is related to a series of alleyways to the rear of residential terraced properties on Fog Lane, Leyland Avenue, Norwood Avenue and Elmsmere Road.

Description of area

The proposal is in a mostly residential part of the Didsbury East ward of Manchester.

Description of development

Installation of 6 no. 2.4m high alleygates and associated works.

Posts:

100 x 100 x 2800 long SHS 6.3mm thick, with 200mmsq.x 8mm base plate. (SHS to be 100 x 100 x 8, where requested due to potential vandalism etc.) Cap off ends and weld 100mm Dia. Steel sphere to cap. Metal angle welded to 'outside'/front length of 'receiving' posts to reduce potential for vandalism to the lock

Installation of posts:

Concrete to be type ST4, or similar. Postcrete, or similar, to be used at request of client where there is potential of for vandalism during installation.

Gates:

Frame Uprights- 50 x 50 x 3 SHS. Metal plate welded to relevant upright in a position to protect the locking mechanism. Vertical infill bars- solid bars to be topped with solid steel sphere to top, with centre bars formed to bow top. Frame Horizontals- 50 x 25 x 3 RHS cross members Horizontal Flat Bar- 50 x 10, to be placed towards top of gate to reduce potential for climbing Hinges- 3 no. hinges per gate (15mm diameter eye bolt), to be placed to the rear/inside) of the gate, where at all possible Drop bolt is included.

Locking System:

Pedestrian gate- Squire Euro double cylinder to be fitted into relevant SHS upright of frame; receiver plate to be fitted to gatepost to protect bolt/ bolthole The Alley-gating is part of a Master Keyed System (Keys and Locks System Number Manchester 3697ea) and are to be fitted by Commsec in accordance with the manufacturers' instructions.

Finishing

All galvanized and finished with black Dacrylate Vinadac 41 paint.

PLANNING HISTORY

There is no relevant planning history.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and had no objection in principle, subject to:

- Confirmation that no definitive public right of way will be obstructed without proper legal process.
- Design/specification of gates to be robust, visually acceptable, and to incorporate secure lock systems.
- Consultation with local residents, emergency services, and utilities to ensure continue access.

Greater Manchester Police

Greater Manchester Police were consulted on this application and made the following comments:

- The gates should be self-closing and self-locking to prevent the gates being left open and unlocked.
- The gates should be positioned as close to the entrance of the alley as possible, to prevent creating concealed areas which could potentially be exploited by offenders.

Greater Manchester Pedestrians Society

Greater Manchester Pedestrians Society were consulted on this application however no reply was received.

Notifications

Local Residents

14no comments in support of the proposal were received with comments regarding:

- Will help increase local security in the area
- Will help reduce antisocial behaviour
- Will help prevent fly tipping
- Generally positive to the local area

3no comment in objection to the proposal with concerns regarding:

- Restriction of access for accessibility/mobility
- Concern on property value due to the perception of local crime.
- Cost of replacement keys if lost
- Concern on the alleys becoming unhygienic with bins
- Cost implication

1no comment neither objecting nor supporting the proposal with comments regarding

- Question on key management (especially on rental properties)

All relevant planning concerns will be taken into consideration when assessing the proposal.

Publications

Site Notice and Press Advertisements

A site notice was posted and advertisement placed in the Manchester Evening News.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC22 - Footpath protection
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
 - Connected Places
 - JP-C5: Streets for All
 - JP-C6: Walking and Cycling
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 8 – Promoting health and safe communities
 - Section 12 – Achieving well-designed places

Principle

The City Council recognises that alleyway gating is a good way of increasing security and managing access to local residential alleyways and have been supported across the city. The principle is acceptable.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The new additions are the standard alleyway gating design and specification seen throughout the city with classic metal gating and finished in black.

The gates are entirely freestanding and won't effect the fabric of the neighbouring properties.

They have minimal massing and impact to the immediate street scene.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

The gates have a minimal effect to the wider character of the area and have been designed to incorporate into the existing street scene.

Alleyway gating has been accepted throughout the city and have had a minimal impact where installed.

Effects on amenity

Privacy

There is negligible impact to local privacy.

Light

Given the permeability there is negligible impact to light.

Road Safety and Traffic Generation

The gated accesses are inward opening gates to ensure they do not impact on the adopted footway or highway.

Accessibility

The proposed gating would limit access to the alleyways to residents with access using a key which will be made available allowing residents to maintain use of the alleyways for access to rear gardens etc. The applicant will need to ensure emergency services, utility providers, and refuse collection teams have appropriate access.

Public rights of way status should be confirmed - if alleys are adopted highways, a Gating Order or PSPO under the Anti-social Behaviour, Crime and Policing Act 2014 may be required.

Community safety and crime prevention.

The gates' purpose is to limit access to rear alleyways to the residents only to help prevent antisocial behaviour and increase overall security in the area.

Greater Manchester Police made comments regarding the gates being self-locking however this isn't the standard for these gating schemes and would create access issues.

The location of the gates is close to the street to prevent the creation of concealed areas. To ensure that the locations are acceptable for security concerns a condition has been added to provide details on the exact location prior to commencement.

Refuse storage and collection

It is assumed that waste bins will continue to be stored within rear yards, or communal bins within the alleyway, and transported via the respective alleyways to the relevant collection points adjacent to the highway, this arrangement is acceptable to Highways.

The applicant will need to ensure refuse collection teams have appropriate access.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park on the local roads.

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site.

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.

CONCLUSION

The proposed installation of alleygates at Leyland Avenue, Norwood Avenue, and Elmsmere Road is considered acceptable in planning terms. The development aligns with local and national policies aimed at promoting community safety, reducing antisocial behaviour, and enhancing residential amenity. The gates are appropriately designed and sited, with minimal impact on the character of the area, accessibility, and infrastructure. Subject to conditions, the proposal is recommended for approval.

RECOMMENDATION: APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

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. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a.	Application Form	22 Apr 2025	APPLICATION FORM
b.	Drawing - Location Plan	22 Apr 2025	
c.	Drawing - Proposed	05 Jun 2025	APPENDIX B FINAL MAP
d.	Drawing - Proposed	05 Jun 2025	GATING SPEC
e.	Supporting Information	22 Apr 2025	MCC GATING SPECIFICATION
f.	Supporting Information	24 Jul 2025	GATE INFORMATION/LOCATION PLAN
g.	Supporting Information	22 Apr 2025	LOCK SPECIFICATION
h.	Correspondence	11 Jul 2025	GATES SPECIFICATION

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Gating locations

Prior to the commencement of the works hereby approved, details of the exact location of the proposed gates are to be submitted in writing to the City Council as Local Planning Authority. For the avoidance of doubt the details should show the exact location in relation to entrances, accesses and buildings.

Reason - Having regard to secure by design principles pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

INFORMATIVE(S)

1. Public Rights of Way

Public rights of way status should be confirmed - if alleys are adopted highways, a Gating Order or PSPO under the Anti-social Behaviour, Crime and Policing Act 2014 may be required.

2. Access

Consultation with local residents, services, utility providers, and refuse collection is required to ensure continued access.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

Greater Manchester Police

Greater Manchester Pedestrians Society

12 Norwood Avenue, Manchester, M20 6EX

11 Leyland Avenue, Manchester, M20 6EW

1 Elmsmere Road, Manchester, M20 6EY

16 Elmsmere Road, Manchester, M20 6FL

244 Fog Lane, Manchester, M20 6EL

33 Leyland Avenue, Manchester, M20 6EW

26 Norwood Avenue, Manchester, M20 6EX

19 Leyland Avenue, Manchester, M20 6EW

39 Norwood Avenue, Manchester, M20 6EX

43 Norwood Avenue, Manchester, M20 6EX

224A Fog Lane, Manchester, M20 6EL

1A Elmsmere Road, Manchester, M20 6EY

220 - 222 Fog Lane, Manchester, M20 6EL

228A Fog Lane, Manchester, M20 6EL

187 Fog Lane, Manchester, M20 6FJ

13 Leyland Avenue, Manchester, M20 6EW

1 Norwood Avenue, Manchester, M20 6EX

2 Leyland Avenue, Manchester, M20 6EW

3 Elmsmere Road, Manchester, M20 6EN

14 Elmsmere Road, Manchester, M20 6FL
14 Leyland Avenue, Manchester, M20 6EW
31 Norwood Avenue, Manchester, M20 6EX
29 Norwood Avenue, Manchester, M20 6EX
29 Leyland Avenue, Manchester, M20 6EW
19 Norwood Avenue, Manchester, M20 6EX
24 Norwood Avenue, Manchester, M20 6EX
23 Leyland Avenue, Manchester, M20 6EW
37 Norwood Avenue, Manchester, M20 6EX
39 Leyland Avenue, Manchester, M20 6EW
49 Norwood Avenue, Manchester, M20 6EX
4 Elmsmere Road, Manchester, M20 6FL
230 Fog Lane, Manchester, M20 6EL
187 - 193 Fog Lane, Manchester, M20 6FJ
7 Leyland Avenue, Manchester, M20 6EW
2 Norwood Avenue, Manchester, M20 6EX
6 Leyland Avenue, Manchester, M20 6EW
27 Norwood Avenue, Manchester, M20 6EX
31 Leyland Avenue, Manchester, M20 6EW
23 Norwood Avenue, Manchester, M20 6EX
27 Leyland Avenue, Manchester, M20 6EW
25 Leyland Avenue, Manchester, M20 6EW
22 Norwood Avenue, Manchester, M20 6EX
226A Fog Lane, Manchester, M20 6EL
226 Fog Lane, Manchester, M20 6EL
234A Fog Lane, Manchester, M20 6EL
9 Leyland Avenue, Manchester, M20 6EW
8 Norwood Avenue, Manchester, M20 6EX
6 Norwood Avenue, Manchester, M20 6EX
8 Elmsmere Road, Manchester, M20 6FL
12 Leyland Avenue, Manchester, M20 6EW
15 Norwood Avenue, Manchester, M20 6EX
18 Norwood Avenue, Manchester, M20 6EX
17 Leyland Avenue, Manchester, M20 6EW

24 Elmsmere Road, Manchester, M20 6FL
177 Fog Lane, Manchester, M20 6FJ
238 Fog Lane, Manchester, M20 6EL
236 Fog Lane, Manchester, M20 6EL
5 Norwood Avenue, Manchester, M20 6EX
5 Leyland Avenue, Manchester, M20 6EW
10 Elmsmere Road, Manchester, M20 6FL
4 Leyland Avenue, Manchester, M20 6EW
8 Leyland Avenue, Manchester, M20 6EW
16 Leyland Avenue, Manchester, M20 6EW
37 Leyland Avenue, Manchester, M20 6EW
35 Leyland Avenue, Manchester, M20 6EW
28 Norwood Avenue, Manchester, M20 6EX
17 Norwood Avenue, Manchester, M20 6EX
33 Norwood Avenue, Manchester, M20 6EX
35 Norwood Avenue, Manchester, M20 6EX
242 Fog Lane, Manchester, M20 6EL
234 Fog Lane, Manchester, M20 6EL
10 Norwood Avenue, Manchester, M20 6EX
4 Norwood Avenue, Manchester, M20 6EX
3 Leyland Avenue, Manchester, M20 6EW
18 Elmsmere Road, Manchester, M20 6FL
10 Leyland Avenue, Manchester, M20 6EW
18 Leyland Avenue, Manchester, M20 6EW
11 Norwood Avenue, Manchester, M20 6EX
41 Norwood Avenue, Manchester, M20 6EX
242A Fog Lane, Manchester, M20 6EL
232 Fog Lane, Manchester, M20 6EL
16 Norwood Avenue, Manchester, M20 6EX
15 Leyland Avenue, Manchester, M20 6EW
7 Norwood Avenue, Manchester, M20 6EX
3 Norwood Avenue, Manchester, M20 6EX
12 Elmsmere Road, Manchester, M20 6FL
30 Norwood Avenue, Manchester, M20 6EX

20 Norwood Avenue, Manchester, M20 6EX
45 Norwood Avenue, Manchester, M20 6EX
228 Fog Lane, Manchester, M20 6EL
2A Elmsmere Road, Manchester, M20 6FL
240 Fog Lane, Manchester, M20 6EL
240A Fog Lane, Manchester, M20 6EL
14 Norwood Avenue, Manchester, M20 6EX
25 Norwood Avenue, Manchester, M20 6EX
21 Norwood Avenue, Manchester, M20 6EX
21 Leyland Avenue, Manchester, M20 6EW
13 Norwood Avenue, Manchester, M20 6EX
9 Norwood Avenue, Manchester, M20 6EX
47 Norwood Avenue, Manchester, M20 6EX
20 Elmsmere Road, Manchester, M20 6FL
22 Elmsmere Road, Manchester, M20 6FL
224 Fog Lane, Manchester, M20 6EL
2 Elmsmere Road, Manchester, M20 6FL
6 Elmsmere Road, Manchester, M20 6FL
177A Fog Lane, Manchester, M20 6FJ
Flat 1, 236 Fog Lane, Manchester, M20 6EL

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) -

Area Team Boundary - Name: SOUTH AREA