MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143602/FO/2025
Date registered valid:	12 August 2025
Proposal:	Erection of 2 metre high paladin fence and retention of gate
Address:	Bentleys, Harburg House, 11 Ladybarn Road, Manchester, M14 6WN
Ward(s):	Fallowfield Ward
Applicant:	Howarth Timber & Building Supplies
Agent (if any):	Mr Will Martin, w2m planning
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	23 October 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 10 September 2025

Standard consultations:
Printed: 19 August 2025 Expired: 10 September 2025

Neighbour notifications
Printed: 19 August 2025 Expired: 10 September 2025

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

Description of site / building / area

The application relates to the Bentleys, Harburg House site along Ladybarn Road. The site is part of Howorth Timber and Building Supplies which has a larger site on the opposite side of the road.

Site visit 10.09.2025

The submitted information references the existing use of the application site as hardstanding and storage.

The surrounding area is characterised by a mix of uses, comprising residential, retail, semi-industrial, warehousing and storage uses. A cycleway and footpath run along the rear boundary of the application site.

Description of development

The proposal would involve the erection of 2 metre high paladin fencing and retention of gate to the back of pavement, along a section of the northern boundary.

It is intended to remove a section of the existing brick boundary wall to facilitate the new fencing and therefore further clarification was sought from the planning agent.

The planning agent has subsequently provided supporting photographs showing the proposed section of existing wall to be removed the condition of the footpath located immediately in front and confirmed that the proposed new fence would be colour coated green to match the fencing on the other opposite side of the road, and has confirmed acceptance of a pre-commencement condition in relation to a dilapidation survey (correspondence dated, 02/10/2025, 08/10/2025, 21/10/2025). The proposal would also involve retention of the existing gate and existing brick column to support the existing entrance gate, including a new pedestrian access gate within the new fence to be positioned behind the existing dropped kerb.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

2. Highways

The site is located adjacent to an adopted highway Ladybarn Road with the highway adoption extending to the back of footway. This road is subject to a 20 mph speed restriction. There are 'No parking' restrictions applicable to the access. No other parking restrictions apply to the immediate front of the proposed new fence.

As there is no mention of the demolition of the wall adjacent of the highway. The understanding is that the new paladin fence will go behind the existing wall.

If the wall is to be demolished, then a dilapidation survey needs to be carried out. If the fence works is mainly behind the walled section, then no dilapidation survey needs to be provided.

The proposed works would have no material highway impact.

DILAPIDATION SURVEY:
In the event that the wall to the rear of the footway is demolished, it is requested the applicant provides a dilapidation survey. The survey should include photographs and information on the condition of the carriageway and the footway located immediately to the front of the wall to be demolished and 20 metres either side of the extent of the wall to be demolished.

SUGGESTED CONDITION:
In the event the wall to the rear of the footway is to be demolished, it is recommended that the dilapidation survey is conditioned and attached to any planning permission that may be granted.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
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2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- Sustainable and Resilient Places, JP-S1: Sustainable Development
- Places for People, JP-P1 Sustainable Places

3. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

4. The National Planning Policy Framework (NPPF), (December 2024)
Section 2 - Achieving sustainable development

- Section 4 - Decision-making
- Section 12 - Achieving well-designed places

ISSUES

In the case of this application, it is intended to remove a section of the existing brick boundary wall to facilitate the new fencing and therefore further clarification was sought from the planning

agent. The planning agent has subsequently provided supporting information correspondence dated, 02/10/2025, 08/10/2025).

Principle of development

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 principle of the proposal is considered acceptable as it offers a security solution and enhances natural surveillance. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of visual amenity.

Residential and Visual Amenity

Impact of works (2 metre high paladin fence and retention of gate) - In this instance, the agent in an e-mail dated 02/10/2025 has provided supporting photographs showing the proposed section of existing wall to be removed the condition of the footpath located immediately in front. However, whilst Highways officers have commented that the proposed works would have no material highway impact, it is advised that in the event the wall to the rear of the footway is to be demolished, a condition in relation to a dilapidation survey is attached to any planning permission.

The agent has also confirmed in an email dated 08/10/2025 the proposed colouration for the fence, which is considered acceptable as it would be in keeping with the existing fencing on the opposite side of the road.

In this basis, it is considered that the proposed 2-metre-high paladin fencing will not unduly affect the character and appearance of the street scene, or the amenities of the neighbouring occupiers, pursuant to policy DM1 of Manchester's Core Strategy. This is due to the proposed location and appearance of the fencing. The impact on visual amenity is considered to be acceptable.

Impact of works (Design and appearance) - In design terms, it is not considered that the proposed development would adversely impact on the character of the general area. The proposed 2 metre high, powder coated green paladin fence, and associated gate is aesthetically a modern design solution and is less imposing in terms of appearance. It would also mirror the adjacent boundary treatment and is therefore considered acceptable in design terms; although a materials condition has been attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1.

Impact of works (Vehicular access and car parking) - The proposal doesn't change how vehicles access and park at the site, on-site car parking would still be maintained; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Refuse storage and collection) - The existing arrangement would be unaffected. The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to Sections 2, 4 and 12 of The National Planning Policy Framework (2024); policies SP1, DM1 EN1 and EN19 of The Manchester Core Strategy Development Plan Document (2012); Chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); and policies JP-S1 and JP-P1 of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

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 polices 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

In the case of this application, it was unclear the proposed colouration for the fence and as it is intended to remove a section of the existing brick boundary wall to facilitate the new fencing, further clarification was therefore sought from the planning agent. The planning agent has subsequently provided supporting information, (correspondence dated, 02/10/2025, 08/10/2025). The local planning authority had no other concerns to raise with the agent but have attached the relevant conditions.

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:

- Application for Planning Permission form, received by the City Council as the Local Planning Authority on 12 August 2025.
- Location Plan with application site edged in red, DRAWING NUMBER 2149.001, received by the City Council as the Local Planning Authority on 31 July 2025.
- Proposed Elevations and Site Plan, DRAWING NUMBER 2149.022, received by the City Council as the Local Planning Authority on 31 July 2025.
- Email dated, 02/10/2025.
- Email dated, 08/10/2025.
- Email dated, 21/10/2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The development hereby approved shall be implemented in accordance with the approved details as set out in Condition 2 of this approval and as stated in correspondence from agent dated, 02/10/2025 and 08/10/2025.

Reason - To ensure that the appearance is not adversely affected by the materials to be used in its construction, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) Dilapidation survey

Prior to the commencement of the development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

o Details of the location and arrangements for contractor parking;
o A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services

38 Moseley Road, Manchester, M14 6NR
36 Moseley Road, Manchester, M14 6NR
34 Moseley Road, Manchester, M14 6NR
9 Standish Road, Manchester, M14 6NP
5 Standish Road, Manchester, M14 6NP
3 Standish Road, Manchester, M14 6NP
15 Standish Road, Manchester, M14 6NP
J CAVANAGH LTD, Fallowfield Timber Co, Ladybarn Road, Manchester, M14 6WW
Flat 1, 42 Ladybarn Road, Manchester, M14 6WW
9A Ladybarn Road, Manchester, M14 6WN
7B Ladybarn Road, Manchester, M14 6WN
7A Ladybarn Road, Manchester, M14 6WN
Flat B, 5 Ladybarn Road, Manchester, M14 6WN
3A Ladybarn Road, Manchester, M14 6WN
42 Ladybarn Road, Manchester, M14 6WW
Flat 10, 15 Ladybarn Road, Manchester, M14 6WN
Flat 7, 15 Ladybarn Road, Manchester, M14 6WN
Flat 4, 15 Ladybarn Road, Manchester, M14 6WN
Flat 6, 13 Ladybarn Road, Manchester, M14 6WN
Flat 3, 13 Ladybarn Road, Manchester, M14 6WN
Ladybarn Mews, Ladybarn Road, Manchester, M14 6WN
Flat 3A, 15 Ladybarn Road, Manchester, M14 6WN
Flat 9, 13 Ladybarn Road, Manchester, M14 6WN
Flat A, 5 Ladybarn Road, Manchester, M14 6WN
3B Ladybarn Road, Manchester, M14 6WN
40 Moseley Road, Manchester, M14 6NR
7 Standish Road, Manchester, M14 6NP
17 Standish Road, Manchester, M14 6NP
1 Standish Road, Manchester, M14 6NP
14 Carill Drive, Manchester, M14 6WR
12 Carill Drive, Manchester, M14 6WR
9 Ladybarn Road, Manchester, M14 6WN
Flat 2, 15 Ladybarn Road, Manchester, M14 6WN
2 Ladybarn Mews, Ladybarn Road, Manchester, M14 6WN
1 Ladybarn Mews, Ladybarn Road, Manchester, M14 6WN
Flat 1, 15 Ladybarn Road, Manchester, M14 6WN
Flat 9, 15 Ladybarn Road, Manchester, M14 6WN
Flat 8, 15 Ladybarn Road, Manchester, M14 6WN
Flat 6, 15 Ladybarn Road, Manchester, M14 6WN
Flat 5, 15 Ladybarn Road, Manchester, M14 6WN
Flat 3, 15 Ladybarn Road, Manchester, M14 6WN
44 Moseley Road, Manchester, M14 6NR
26 Carill Drive, Manchester, M14 6WR
18 Carill Drive, Manchester, M14 6WR
30 Carill Drive, Manchester, M14 6WR
Flat 8, 13 Ladybarn Road, Manchester, M14 6WN
Flat 7, 13 Ladybarn Road, Manchester, M14 6WN
Flat 5, 13 Ladybarn Road, Manchester, M14 6WN
Flat 4, 13 Ladybarn Road, Manchester, M14 6WN
Flat 2, 13 Ladybarn Road, Manchester, M14 6WN

Flat 1, 13 Ladybarn Road, Manchester, M14 6WN
28 Carill Drive, Manchester, M14 6WR
24 Carill Drive, Manchester, M14 6WR
20 Carill Drive, Manchester, M14 6WR
16 Carill Drive, Manchester, M14 6WR
42 Moseley Road, Manchester, M14 6NR
11 Standish Road, Manchester, M14 6NP
32 Carill Drive, Manchester, M14 6WR
22 Carill Drive, Manchester, M14 6WR

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 (Middle) -
Area Team Boundary - Name: SOUTH AREA