

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Kelly Baldwin
One Manchester Limited
Lovell House
6 Archway
Manchester
M15 5RN

Agent (if used)

Miss Megan Beattie
Stantec UK Ltd
100 Barbirolli Square
Manchester
M2 3PW

Part 1 – Particulars of the application/development

Proposal: Erection of 1.8m high fencing for a temporary period of five years.

Location: Land At Sledmere Close And Alan Turing Way, Manchester, M11 3BU

Date of application: 12 February 2026

Application number: 145061/FO/2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. All such issues have been resolved due to the discussions within the original determination period, with appropriately attached conditions where required.

Condition(s) attached to this decision

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 structures hereby permitted shall be discontinued no later than the 09 April 2031 and the fixings and works comprising the development are required to be removed no later than one week from the use ceasing.

Reason - The use and buildings are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) The permission hereby granted is for a limited period only. The development for which permission is hereby granted is required to be discontinued and removed no later than one week from the expiration of the temporary period (which shall be five years from the implementation of the planning permission)

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1 and DM1 and saved Unitary Development Plan policy DC26.

3) Within two weeks prior to the expiration of the temporary period, a scheme to restore the land shall be submitted to and be approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012).

4) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by the City Council as the Local Planning Authority on 29 January 2026:

- Location Plan GMLNE-BUT-XX-XX-DR-A-01235-P03
- Proposed Fence Elevation and Section GMLNE-BUT-XX-XX-DR-A-01261-P01

Received by the City Council as the Local Planning Authority on 16 March 2026:

- Proposed Visibility Splays 35664-STAN-XX-XX-DR-1001-P02

And received by the City Council as the Local Planning Authority on 18 March 2026:

- Proposed Fencing Plan GMLNE-BUT-XX-XX-DR-A-01255-P03

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Places for Everyone policies JP-Strat5, JP-C5, JP-P1, JP-H1, JP-H2, JP-H3 and JP-H4; policies SP1, EC5, C4, H1, H4, H8, H10, T1, EN1, EN4, EN8, EN9 and DM1 of The Adopted Core Strategy for the City of Manchester; Saved Unitary Development Plan policy DC22; and Section 12 of the NPPF.

5) The existing low retaining wall on the elevation adjacent to Alan Turing Way shall be retained throughout the lifetime of this temporary consent. The fencing shall not be sited on top of the wall, but shall instead be sited behind the low wall, on the side opposite to Alan Turing Way.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

6) The proposed vehicular access gates shall be inward opening as shown on drawing 'Proposed Visibility Splays 35664-STAN-XX-XX-DR-1001-P02' received by the City Council as the Local Planning Authority on 16 March 2026 and 'Proposed Fencing Plan

GMLNE-BUT-XX-XX-DR-A-01255-P03 ' received by the City Council as the Local Planning Authority on 18 March 2026.

Reason: To ensure that the fencing will not compromise highway safety for either vehicles or pedestrians in accordance with PfE policies JP-C5 and JP-P1, Core Strategy policies T1 and DM1, saved UDP policy DC22 and the National Planning Policy Framework as they relate to negative effects of vehicle traffic.

7) The proposed fencing hereby approved shall be a green paladin fencing as specified on approved drawing 'Proposed Fence Elevation and Section GMLE-BUT-XX-XX-DR-A-01261-P01' received by the City Council as the Local Planning Authority on 29 January 2026.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with PfE Joint Development Plan policy JP-P1; policies SP1 and DM1 of the Core Strategy, and Section 12 the NPPF.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: <https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering>

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

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At the request of MCC's Highway Services department, the applicant should contact Manchester City Council's Event and Traffic Management Team as soon as possible via Email:

highwaynetworkmanagement@manchester.gov.uk to discuss the following matters:

- Pedestrian and traffic management plans
- Coordination with neighbouring works to prevent clashes
- Utility plans
- Impacts on vehicular and pedestrian movement
- Whether any temporary road or footway closures or diversions will be required to facilitate the development

The applicant is required to liaise with MCC's Highways Licensing Team to discuss and agree requirements relating to licensing, hoardings/scaffolding, and skips: Email: highwaylicences@manchester.gov.uk

Date: 9 April 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

INFORMATIVE NOTE

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](http://www.gov.uk)

Informative Note valid from 1st January 2025 until 31st December 2026



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)

Standing Advice valid from 1st January 2025 until 31st December 2026