

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145058/FO/2026		
Date registered valid:	9 February 2026		
Proposal:	Erection of 1.8m high fencing for a temporary period of five years.		
Address:	Newcombe Close, Manchester, M11 3TF		
Ward(s):	Ancoats	&	Beswick Ward
Applicant:	Kelly Baldwin One Manchester Limited		
Agent (if any):	Miss Megan Beattie Stantec UK Ltd		
Case officer:	Lea		Joseph
	Tel:	0161	227 3644
	Email: lea.joseph@manchester.gov.uk		
Recommendation:	Approved		
Date of recommendation:	02 April 2026		

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 18 March 2026

Standard consultations:

Printed: 13 February 2026 Expired: 6 March 2026

Neighbour notifications

Printed: 13 February 2026 Expired: 6 March 2026

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

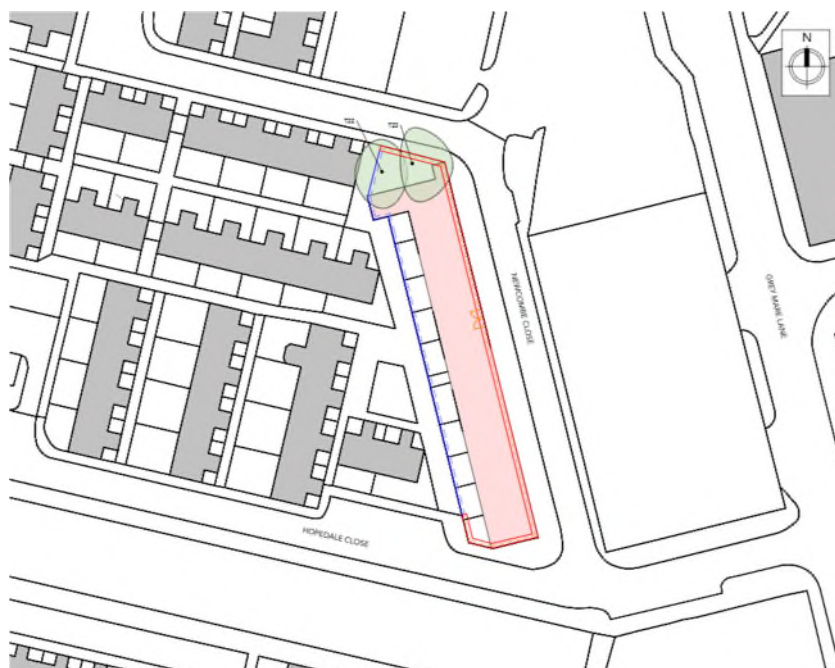
Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

The application site relates to an area of vacant houses and land, bounded by Grey Mare Lane, and Hopedale Close. Nine flats and ten maisonettes are currently present on site, all structures are presently vacant.



Description of area

The Beswick Area of East Manchester is characterised by the large event venues, and sports building's that give the area a strong sense of place. The Etihad Stadium (former Commonwealth Games Stadium), and the Co-Op Live Arena are present. The Manchester City Football Academy, and Manchester City Training Ground, and Velopark are also present in the area. Outside of these grand structures, the area has a largely residential character with small supporting Class E uses, pubs, and educational facilities.

The application site falls within the boundaries of the Grey Mare Lane Estate Regeneration Masterplan which is facilitated by a major investment programme, and which a recent demolition consent for the Estate will enable.

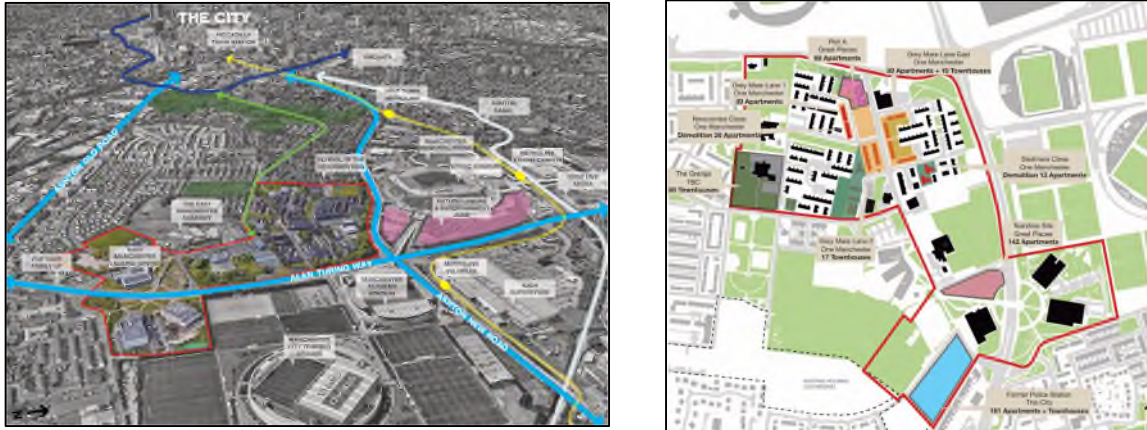


Image 1: Image of Beswick Area Image 2: Application site and related plots within context of the area regeneration framework

Description of development

Full planning consent is sought for the installation of a 1.8m high green Palladin fence around the application site for a period of five years.

Consultations & Notification Responses

Publicity

Letters were sent to surrounding residents, business, and organisations. No representations have been received.

Highways -No objections. Condition recommended for visibility splay submission if the access point is to be used for vehicular access

Greater Manchester Police Services – No comment.

Policy

The following policies are relevant to consideration of this application within the development plan:

Places for Everyone Joint Development Plan (2024-2039)

JP-Strat5 Inner Area

JP-P1 Sustainable Places

JP-H1 Scale, Distribution and Phasing of New Housing Development

JP-H4 Density of New Housing

Core Strategy for the City of Manchester (2012-2027)

SP1 Spatial Principles

CC9 Change and Renewal

EC5 East Manchester

C4 East Manchester District Centres - Eastlands, Gorton, Newton Heath and Openshaw

H1 Overall Housing Provision

H4 East Manchester

DM1 Development Management

Saved Unitary Development Plan

DC22 Footpath Protection

Other Material Considerations:

National Planning Policy Framework

Chapter 12 (Achieving Well Designed Places)

Grey Mare Lane Regeneration Masterplan

Issues

Principle of Development

The proposed fencing would be a temporary intervention with the goal of securing an active development site in the Beswick area.

The boundary treatment is required as part of the demolition works planned across five plots within the Grey Mare Lane estate. Application 143752/DEM/2025 was approved in September 2025. This application relates to Plot D. The fence would therefore function as a temporary way of securing a dangerous site while construction works take place, with the ultimate goal of regeneration and redevelopment of the Grey Mare Lane estate.

The application site, along with the new plots proposed, form part of a wider Council and GMCA goal to build new, quality affordable housing.

Taking these details into consideration, the proposed temporary fencing is considered to be acceptable in principle pursuant to policies DM1, JP-P1, JP-H1 EC5, C4 and CC9.

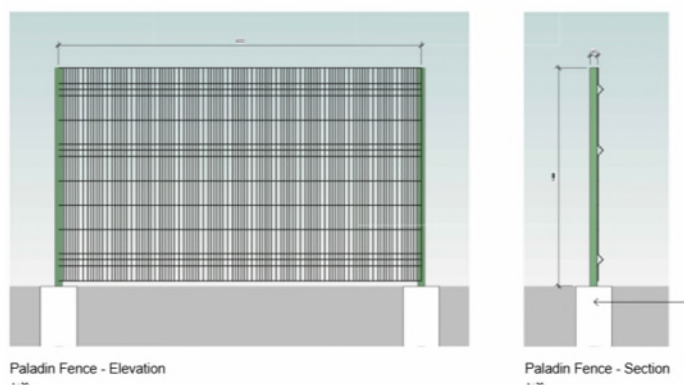
Visual Amenity

The proposed fencing structure is of a standard appearance and materiality. As a common type of boundary treatment, green Palladian style fencing was noted around the area during the site visit.

The modern, unassuming appearance is considered to be a neutral addition to the street scape. The fencing is designed to be 'climb proof', while maintaining some visibility to the site.

The proposed fencing is therefore not considered to have an unacceptable impact on the appearance of the area, nor to harm the appearance of any surrounding buildings, as such the

fence is considered acceptable pursuant to policies Core Strategy policies DM1, SP1 and PfE policy JP-P1.



Footpath Protection and Access

The proposed fencing would section off an area off the adjacent footpath. Residents and visitors would retain access to Grey Mare Lane via Hopedale Close to other small footpaths to the North of the site, parallel to Ashton New Road.

Given these details, there are no concerns of an undue inconvenience to pedestrians or vehicles traversing the area. The proposal is therefore acceptable under Saved Unitary Development Plan policy DC22.

Residential Amenity

Given the height and permeability of the fencing, the distance of the proposed fence from neighbouring properties' gardens and habitable room windows, it is not considered that the proposed fencing would result in any significant overbearing or overshadowing impacts on neighbours. In view of the above, the proposal is considered acceptable pursuant to PfE Joint Development Plan Policy JP-P1; Policies SP1 and DM1 of the Core Strategy, and Section 12 the NPPF in this respect. Crime and Antisocial Behaviour.

Crime and Antisocial Behaviour

The fencing would be a more durable product to more effectively secure the site. Greater Manchester Police's Design for Security Team have reviewed the application and have raised no objection to the proposal. In view of the above, the proposal is considered acceptable with respect to PfE Joint Development Plan Policy JP-P1; Policies SP1 and DM1 of the Core Strategy, and Section 12 the NPPF in this respect.

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.

Recommendation:

Article 35 Declaration

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

Condition(s) to be attached to decision for approval

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:

- Drawing: GMLE-BUT-XX-XX-DR-A-01261-P04 (Received 18 March 2026)
- Drawing: GMLE-BUT-XX-XX-DR-A-01261-P01 (Received 29 January 2026)
- Drawing: GMLNE-BUT-XX-XX-DR-A-01232-P04 (Received 29 January 2026)

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 permission hereby granted is for a limited period from 5 years from the installation of the boundary treatment hereby approved. The development for which permission is hereby temporarily granted is required to be discontinued removed on the date of expiry.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy policies SP1, DM1.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

19 Newcombe Close, Manchester, M11 3TF
7 Newcombe Close, Manchester, M11 3TF
3 Newcombe Close, Manchester, M11 3TF
17 Newcombe Close, Manchester, M11 3TF
119 Newcombe Close, Manchester, M11 3TF
113 Newcombe Close, Manchester, M11 3TF
107 Newcombe Close, Manchester, M11 3TF
101 Newcombe Close, Manchester, M11 3TF
3 Magpie Walk, Manchester, M11 3UL
5 Mountfield Walk, Manchester, M11 3UG
1 Magpie Walk, Manchester, M11 3UL
2 Mountfield Walk, Manchester, M11 3UG
7 Mountfield Walk, Manchester, M11 3UG
4 Mountfield Walk, Manchester, M11 3UG
3 Mountfield Walk, Manchester, M11 3UG
1 Mountfield Walk, Manchester, M11 3UG
9 Newcombe Close, Manchester, M11 3TF
5 Newcombe Close, Manchester, M11 3TF
21 Newcombe Close, Manchester, M11 3TF
15 Newcombe Close, Manchester, M11 3TF
13 Newcombe Close, Manchester, M11 3TF
117 Newcombe Close, Manchester, M11 3TF
115 Newcombe Close, Manchester, M11 3TF
111 Newcombe Close, Manchester, M11 3TF
11 Newcombe Close, Manchester, M11 3TF
109 Newcombe Close, Manchester, M11 3TF
105 Newcombe Close, Manchester, M11 3TF
103 Newcombe Close, Manchester, M11 3TF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: CENTRAL