MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 1

Suffix:

Property Name: St Barnabas Rectory

Address Line 1: South Street

Address Line 2: Bradford

Address Line 3: Manchester

Town/city: Manchester

Postcode: M11 2EY

Description of site location must be completed if postcode is not known:

Easting (x): 387613

Northing (y): 397545

Description:

Applicant Details

Name/Company

Title

Revd

First name

Christopher

Surname

Moore

Company Name

Church of the Resurrection & St Barnabas

Address

Address line 1

54 Clayton Hall Road

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M114WH

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

476.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

We wish to erect 42 LM of 2400mm high 358 Mesh Fence comprisng of: Posts 60 x 60mm RHS complete with brackets and bolts for fixing 2515mm wide x 2330mm high 358 mesh panels. Posts set in concrete at 2440mm centres. All steelwork galvanised & polyester coated green. We wish also to install and erect 1 No double leaf gate: 4000mm wide x 2400mm high constructed to match the fence. The fencing will run along two sides of the plot, namely at the front of the land on South Street and between the land and the church yard of what is now Grace Life Church, what used to be St Barnabas Church. T

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

The site has fallen into a state of disrepair and has attracted considerable fly-tipping, arson, drug misuse and vandalism. The site has recently been cleared by Contractors employed by One Manchester and Church of the Resurrection & St Barnabas are working with Cllrs Sean McHale and Donna Ludford, Martin Fitzpatrick (Neighbourhood Officer for Ancoats & Beswick, Clayton & Openshaw, North Neighbourhood Team, Manchester Urban Development, One Manchester and St Barnabas Academy to repurpose the land and turn it into a secure Community Garden, We have received a total of £25,000 for this project from three different funding bodies and MUD and One Manchester are leading three consultation days over the next three weeks

Is the site currently vacant?

- [x] Yes
- [ ] No

If Yes, please describe the last use of the site

It was used to run a Men's Shed Project. This ceased in 2016

When did this use end (if known)?

01/06/2016

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- [ ] Yes
- [x] No

Land where contamination is suspected for all or part of the site

- [ ] Yes
- [x] No

A proposed use that would be particularly vulnerable to the presence of contamination

- [ ] Yes
- [x] No

Materials

Does the proposed development require any materials to be used externally?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Existing materials: Existing boundary vegetation (bushes) are present along the site boundary. These will be cut back and removed by others prior to the commencement of works.

Proposed materials and finishes:
Proposed materials and finishes: The proposal includes the supply and installation of approximately 42 linear metres of 2400mm high security fencing constructed from 358 mesh steel panels. The mesh panels measure approximately 2515mm wide x 2330mm high and will be supported by 60 x 60mm RHS steel posts, installed at 2440mm centres and set into concrete foundations. All fencing components, including posts, brackets, and fixings, will be galvanised steel with a green polyester powder-coated finish, providing durability and corrosion resistance. In addition, a double-leaf access gate measuring approximately 4000mm wide x 2400mm high will be installed. The gate will be constructed from steel to match the fencing in both design and finish, ensuring a consistent appearance. The gate will also be galvanised and polyester powder-coated green.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

I am suppling a site map, a drawing of where the fence will go plus a more detailed description with pictures of the fencing

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [x] Yes
- [ ] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [x] Yes
- [ ] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

There will be a gate leading into the site from South Street

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

◯ Yes
⊘ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

⊘ Yes
◯ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☑ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- [x] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [ ] No

b) Designated sites, important habitats or other biodiversity features

- [x] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [ ] No

c) Features of geological conservation importance

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- [ ] Yes
- [x] No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in The Environment Act 2021: "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:
Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:
Over 25 square metres

Please justify the reason why biodiversity net gain does not apply:
The proposed development comprises the change of use of existing land to a community garden for the growing of fruit and vegetables, together with low-impact landscaping and boundary treatment. The development does not include the erection of buildings or engineering operations and is considered a de minimis development / change of use which is exempt from the mandatory Biodiversity Net Gain requirement under Schedule 7A of the Town and Country Planning Act 1990 (as amended). Notwithstanding this, the proposal will result in a biodiversity enhancement through the introduction of planting, food-growing areas and improved land management compared with the existing condition of the site.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains sewer
- [ ] Septic tank
- [x] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- ○ Yes
- ○ No
- ⊘ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ○ Yes
- ⊘ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ○ Yes
- ⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ○ Yes
- ⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ○ Yes
- ⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ○ Yes
- ⊘ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

15/01/2026

Details of the pre-application advice received

I received the following email: Good afternoon,

Thank you for your email and apologies for the delay in getting back to you.

To which piece of land are you referring to - I ask because if there is already existing fencing that is being replaced, you can replace with new fencing of the same height(any height) without needing any consent.

However, if there is currently no fencing, the 2.4m fencing you have described would require planning consent as you are only able to build as high as 2m under permitted development.

In terms of the planning application this can be done on www.planningportal.co.uk , the plans required are as follows:
Location Plan with red line boundary of the land (can be done via the planning portal)
Site setting out plan - annotated showing where the proposed fencing would go, where the gates and access is
Product specs or an elevation of the fence/gate types.

It might be helpful to have a look at some similar recent applications so you can have a look at the documents/drawings provided. To view these go to Public access(here: Simple Search) , and search the reference: 143508/FO/2025 or 143252/FO/2025

Hope this was of some use to you, let me know if you have anymore questions I'll be happy to help.

This advice is given in good faith and on the basis of the information available. The advice is not binding on the City Council and may be subject to change should further information become available, or the proposal becomes the subject of the statutory planning process.

Jake Walther

Assistant Planning Officer

Planning, Building Control and Licensing

Manchester City Council

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
155-163 The Rock

Address Line 2:

Town/City:
Bury

Postcode:
BL9 0ND

Date notice served (DD/MM/YYYY):
22/01/2026

Person Family Name:

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Revd

First Name

Christopher

Surname

Moore

Declaration Date

22/01/2026

- [x] Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Christopher Moore

Date

16/02/2026