

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: Sledmere Close, Manchester, M11 3BU

Date of application: 12 February 2026

Application number: 145059/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.

Condition(s) attached to this decision

1) The permission hereby granted is for a limited period only, expiring on the date five years from the grant of this permission, and the use comprising the development for which permission is hereby granted is required to be discontinued on that date.

Reason - The use hereby approved is of a temporary nature only 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.

2) The structures hereby permitted shall be discontinued no later than the date five years from the grant of this permission 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 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.

3) Within two weeks prior to the expiration of the temporary period, a scheme to restore the land shall be submitted for approval 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, and DM1 of the Manchester Core Strategy (2012).

4) The development hereby approved shall be carried out in accordance with the following plans and documents

GMLE-BUT-XX-XX-DR-A-01261-P01 received 29/01/2026
GMLNE-BUT-XX-XX-DR-A-01234-P05 received 04/03/2026
GMLNE-BUT-XX-XX-DR-A-01254-P06 received 18/03/2026

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 proposed fencing hereby approved shall be a green paladin fencing as specified on approved plan/drawing ref: GMLE-BUT-XX-XX-DR-A-01261-P01 received 29/01/2026.

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

6) Notwithstanding the details as set out in condition 2 above, prior to the erection of the fencing, full details for access arrangements for the vehicular gate shall be submitted to the City Council as Local Planning Authority for approval. For the avoidance of doubt these details shall include visibility splays from the gate. The approved details shall be implemented as part of the development.

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

7) The proposed vehicular access gates shall be inward opening as shown on drawing ref: GMLNE-BUT-XX-XX-DR-A-01254-P06 received 18/03/2026.

Reason: To ensure that the fencing will not compromise highway safety for either vehicles or pedestrians in accordance with PpE Policies JP-C5 and JP-P1, Core

Strategy Policies T1 and DM1 and saved UDP Policy DC22 and the National Planning Policy Framework as they relate to negative effects of vehicle traffic.

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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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.

Where there is a requirement to stop up or divert an existing section of highway or footpath (under either a S116 Highways Act 1980 or S247/S257 Town and Country Planning Act 1990) a discussion should be undertaken with the Statutory Approvals Team, so an appropriate process can be determined and taken forward, at the applicants expense. The following link provides access:

https://www.manchester.gov.uk/directory_record/287711/permission_to_permanently_close_a_highway_-_stopping_up_order/category/355/highways_and_pavements

Should the planning application, or future applications, require the applicant to enter into a Section 278/184 agreements for the alterations to the existing highways, and for construction of the proposed vehicular access, etc, this should be undertaken through the Statutory Approvals team

https://www.manchester.gov.uk/directory_record/287709/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with

the council's Highway Applications and Network Resilience teams via email at
highwaylicences@manchester.gov.uk and
highwaynetworkmanagement@manchester.gov.uk

The applicant should be advised to 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

Date: 7 April 2026

Signed: 

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](#)

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