MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145194/FO/2026
Date registered valid:	26 February 2026
Proposal:	Installation of 2.4m high boundary fence.
Address:	St Barnabas Rectory, 1 South Street, Manchester, M11 2EY
Ward(s):	Clayton & Openshaw Ward
Applicant:	Revd Christopher Moore Church of the Resurrection & St Barnabas
Agent (if any):	
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**14/04/2026**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26/03/2026

Standard consultations:
Printed: 3 March 2026 Expired: 24 March 2026

Neighbour notifications
Printed: 3 March 2026 Expired: 24 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/area
The application relates to a patch of land adjacent to Grace Life Church on South Street in Openshaw. The site is border by residential dwellings to the north and west, with South Street being mixed in terms of its character, with residential, educational, commercial and light industrial uses.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development
The applicant is seeking permission to erect a 2.4m weld mesh boundary fence around the site to improve security and prevent fly-tipping.

Consultations & Notification Responses
Neighbours, as per appendix 1 – no comments or objections received.

Highways – No objection to the proposal.

Greater Manchester Police – No objection to the proposal.

Policy
The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management

- Policy SP1 – Spatial Principles

The National Planning Policy Framework (December 2024)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle
The submitted application is for the erection of a 2.4m security fence around the front and side boundary of the site, for the purpose of improving security and preventing anti-social behavioural issues. The principle of development is accepted.

Sitting, Scale and Mass
The proposed fencing would measure 2.4m in height, covering the front and side of the site that is currently unfenced. The front of the site to be fenced measures around 18m in length, with the east side section of the fence measuring around 21m. A 4m gate is proposed on the front elevation for access. There is an existing tall vegetation boundary on the western side of the site and outbuildings to the rear of the site providing boundary treatment.

Visual Amenity
The proposed fence would be steel V mesh fencing 2.4m in height and dark green in colour. It is not anticipated that the that the proposed design of the development will impact upon the character of the area, nor the existing levels of residential amenity enjoyed by the occupants of the neighbouring properties. Therefore, it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and SP1.

Highways Safety
The fencing will not impede vehicle movements or block visibility for pedestrians exiting or entering the site as the fence as visibility around the site is generally clear. MCC Highways have no objection to the proposal.

Conclusion
Given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, and impact upon existing levels of visual and residential amenity as it broadly complies with policies DM1, and SP1 of the Core Strategy and chapter 12 of the NPPF.

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
Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. 3-year time limit:
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. Specified plans:
The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing – Proposed Fence Line – 16 February 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Materials:
The materials used in the external surfaces of the development hereby approved shall be as follows:

- Fence: 358 galvanised steel weld mesh fence, polyester coated in colour green.

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

Grace Life Church, South Street, Bradford, Manchester, M11 2EY
48 Herne Street, Manchester, M11 2FN
78 Herne Street, Manchester, M11 2BG
76 Herne Street, Manchester, M11 2BG
74 Herne Street, Manchester, M11 2BG
50 Herne Street, Manchester, M11 2FN
2 South Street, Bradford, Manchester, M11 2FR
72 Herne Street, Manchester, M11 2BG

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA