

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145059/FO/2026
Date registered valid:	12 February 2026
Proposal:	Erection of 1.8m high fencing for a temporary period of five years.
Address:	Sledmere Close, Manchester, M11 3BU
Ward(s):	Ancoats & Beswick Ward
Applicant:	Kelly Baldwin One Manchester Limited
Agent (if any):	Miss Megan Beattie Stantec UK Ltd
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	02/04/2026

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: 19 February 2026

Expired: 12 March 2026

Site notice

Printed: 23 February 2026

Expired: 16 March 2026

Press advert

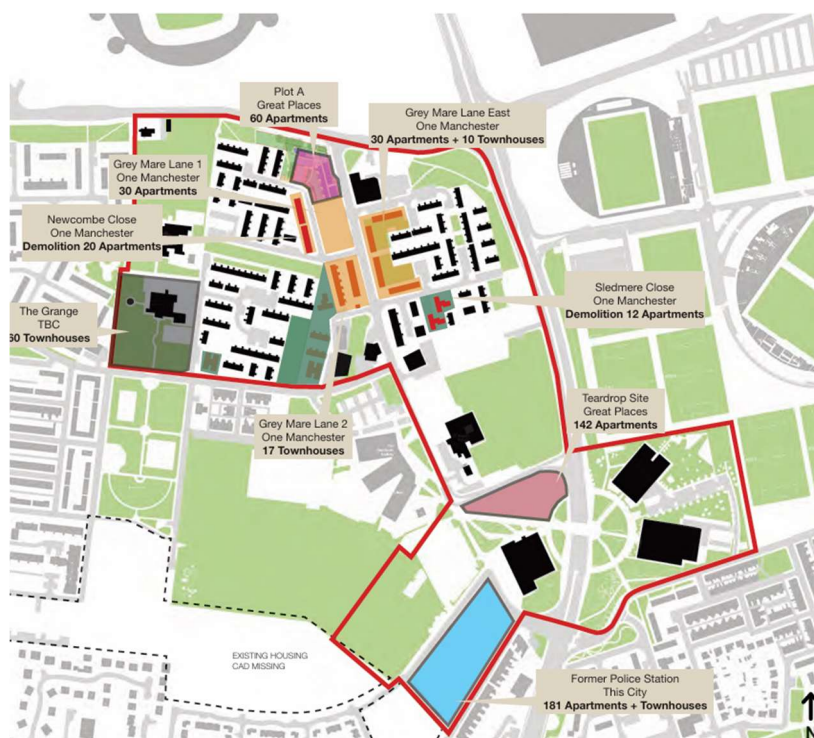
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Area

The application site is located within the Grey Mare Lane estate and is identified as a development plot within the Grey Mare Lane Regeneration Masterplan. The area around the estate has been transformed by a major investment programme with the Etihad Stadium, Training Ground Campus, education, sports and leisure facilities with East Manchester Leisure Centre and East Manchester Academy, and commercial facilities including ASDA Eastlands Supercentre and the Co-Op Live Arena in the vicinity.

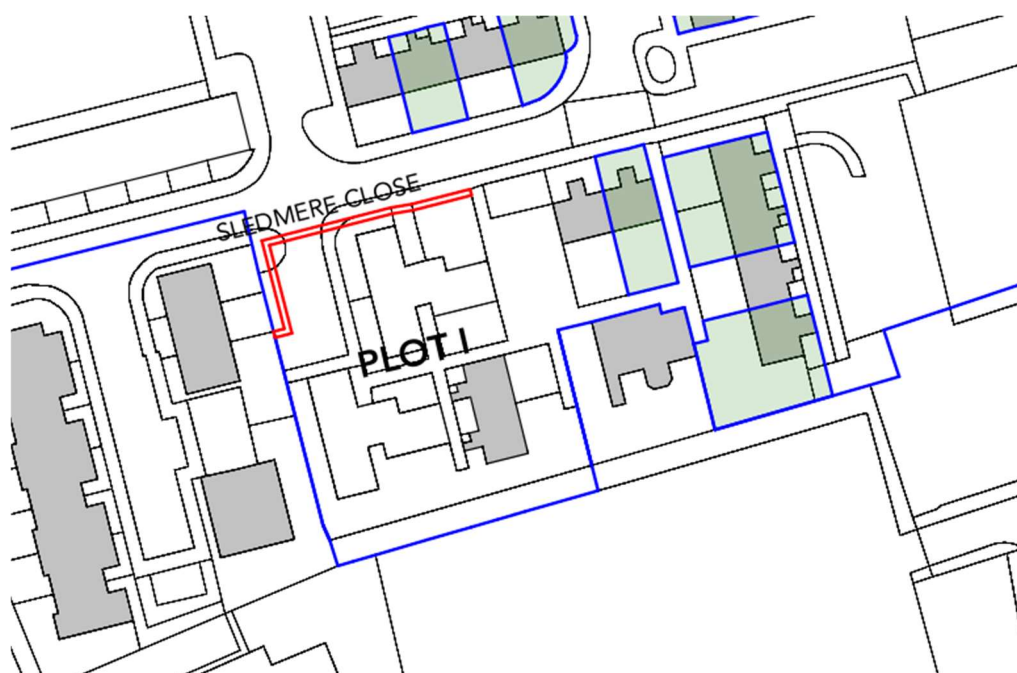


The applicant refers to the site as 'Plot I', which is bound by Sledmere Close to the north, residential properties to the east and west and a line of trees to the south beyond which is land associated with St Brigid's Primary School.

The plot is occupied by two low-rise apartment blocks each containing six flats as well as semi detached dwellings (4 and 6 Sledmere Close). Both the apartment blocks and dwellings are two storeys in height with a pitched roof and a pale red brick (at ground floor) and pebble dash façade (at first floor) albeit each of the apartment blocks also contain circulation space at their centre with a brown brick finish. Both of the semi-detached dwellings have a porch on the principal elevation. All of the dwellings within Plot I are vacant.

Description of Site

The application site relates to the northern and part of the western boundary of Plot I within the Grey Mare Lane Estate.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

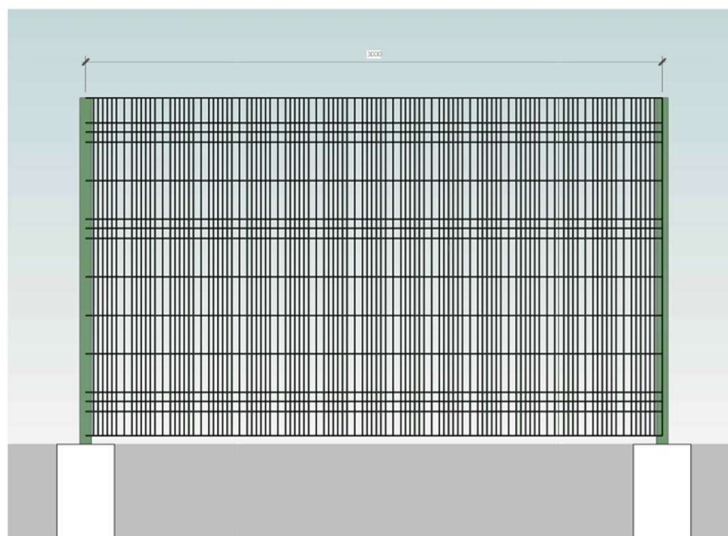
Background

The site is subject to a live permission for the demolition of all buildings on site (down to slab with any hardstanding and lawn removed), approved under application ref. 143752/DEM/2025. The apartment blocks have been demolished, with the demolition of the semi-detached dwellings (4 and 6 Sledmere Close) still to be completed.

Description of development

Planning permission is sought for the installation of a 1.8m high green Paladin fence that would form the northern and part of the western treatment on site. The site would feature a gate on its

northern boundary fronting onto Sledmere Close. The trees within Plot I are to be retained as per application ref. 143752/DEM/2025.



Paladin Fence - Elevation
1 : 20

It is noted that the original submission contained reference to other fencing to be erected under The Town and Country Planning (General Permitted Development) (England) Order 2015. For the avoidance of doubt, these elements have been removed from the drawings by the applicant to clarify the scope of the application.

Consultations & Notification Responses

Publicity and Advertisement:

Neighbour notification letters were sent to surrounding properties. A site notice was also placed on site. At the time of writing this report, 5no. representations have been received because of this publicity. 4no. of these are from the same address. The following concerns have been raised:

- Not receiving a notification letter
- The plans incorrectly show a public pathway behind Prentice Walk. This was gated and closed several years ago.
- The fencing would block entrance to a property and a garden gate, forcing use of Prentice Walk. This would be a fire risk.

Highways Services

No objection, subject to condition:

- Condition recommended for visibility splay submission if the access point is to be used for vehicular access.

Advised the following:

- Applicant should discuss stopping up arrangements/S278 and 184 agreements with the Statutory Approvals Team

Greater Manchester Police (Design for Security)

No objection.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat5 – Inner Area
- JP-C5 – Streets for All
- JP-P1 – Sustainable Places
- JP-H1 – Scale, Distribution and Phasing of New Housing Development
- JP-H2 – Affordability of New Housing
- JP-H3 – Type, Size and Design of New Housing
- JP-H4 – Density of New Housing

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- EC5 – East Manchester
- C4 - East Manchester District Centres - Eastlands, Gorton, Newton Heath and Openshaw
- H1 – Overall Housing Provision
- H4 – East Manchester
- H8 – Affordable Housing
- H10 – Housing for People with Additional Support Needs
- T1 – Sustainable Transport
- EN1 – Design Principles and Strategic Character Areas
- EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- EN8 – Adaptation to Climate Change
- EN9 – Green Infrastructure
- DM1 – Development Management

Saved Unitary Development Plan

- DC22 – Footpath Protection

NPPF

- Section 12 (Achieving Well Designed Places)

Principle of Development

The proposal would temporarily secure a development plot within the Grey Mare Lane Masterplan, contributing towards the regeneration of East Manchester in line with PfE policy JP-Strat5, JP-P1, JP-H1, JP-H2, JP-H3, JP-H4; as well as Core Strategy policy SP1, EC5, C4, H1, H4, H8, H10, T1, EN1, EN4, EN8, and EN9.

The proposal would otherwise have acceptable visual, highways, crime and antisocial behaviours impacts. It would also not have an unacceptable impact on residential amenity or restrict any primary means of access to residential properties.

Issues

Visual Impact

The proposed fencing would be an acceptable Paladin design allowing some visibility into the site and be appropriate in scale. It is not considered to form an overbearing opaque feature

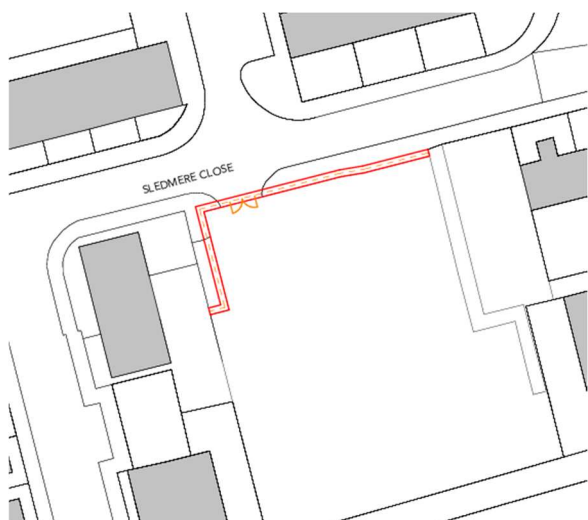
within the residential setting. It is noted that the proposed fencing would be of a higher quality than that seen elsewhere currently on Plot I.

The fencing would be for a temporary period of 5 years from the date of the permission, and any visual impact would therefore not represent a permanent harm to the residential setting. It is recommended that in the event of an approval conditions are attached to the decision notice to ensure the temporary period, as well as discontinuance and remediation of the site.

Ultimately, the proposed temporary fencing is not considered to have an unacceptable visual impact on the street scene. The proposed development would therefore comply with PfE Joint Development Plan Policy JP-P1; Policies SP1 and DM1 of the Core Strategy, and Section 12 the NPPF in this respect.

Highways

The proposed fencing would not span across adopted highway, however it would restrict access to an informal parking court within Plot I. The applicant has clarified that a gate would be provided for vehicles to allow for removal of fly-tipping, maintaining services etc. but their use would be largely infrequent (e.g. once every 2-3 months).



(Proposed fencing location)

Highways Services has reviewed the application and raised no objection subject to condition for the submission of visibility splays from the vehicular access.

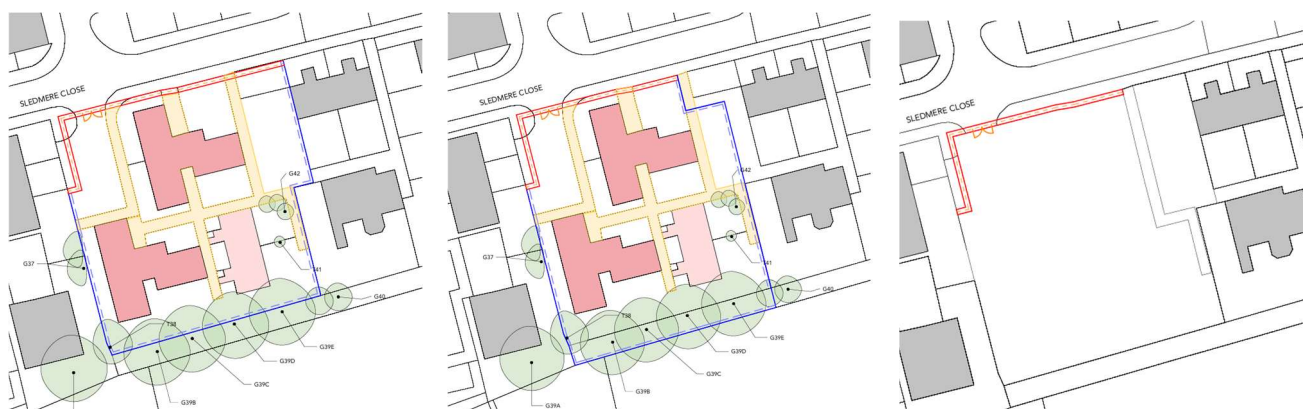
Highways also advise that any stopping up arrangements or S278 and 184 agreements required within the plot should be discussed with the Statutory Approvals Team. It is recommended that informatives are attached to the decision notice to make the applicant aware of this.

In view of this, the proposal is acceptable with regards to PfE 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.

Residential Access

Neighbour concerns regarding the original submission showing an enclosure of a property are noted. The original plans indicated (in blue) sections of fencing that would be 1.8m high Paladin fencing erected in accordance with permitted development rights (PDR) and outside the scope

of this planning application. While the PDR fencing does not form part of this application, the Council has informed the applicant that this arrangement would result in loss of access. The applicant subsequently submitted indicative plans showing an amended arrangement allowing for access to the property. For clarity, the applicant then removed the PDR fencing from the plans to clarify the scope of this application.



(Left: original submission fencing plan; Middle: amended fencing arrangement; Right: amended fencing plan without PD fencing, solely within the scope of this application)

Given the above, the amended scheme and fencing subject to this application would not restrict any primary means of access to any residential dwellings. While outside the scope of this application, it is noted that the fencing to be erected through the applicant's permitted development rights would neither restrict access. As such, 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.

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 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.

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.

Conclusion

The proposal would be a temporary measure without an unacceptable visual, highways or crime and antisocial behaviour impact. Subject to the conditions outlined above, the proposed fencing would be in accordance with Places for Everyone Development Plan Policies JP-C5 and JP-P1; Policies SP1, T1 and DM1 of the Core Strategy; saved UDP Policy DC22; 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:

Approve

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) to be attached to decision for approval

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 PfE Joint Development Plan Policy JP-P1; Policies SP1 and DM1 of the Core Strategy, and Section 12 the NPPF in this respect.

6. Visibility Splays

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 PfE 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 PfE 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Greater Manchester Police

4 Sledmere Close, Manchester, M11 3BU
8 Clydesdale Gardens, Manchester, M11 3DJ
23 Clydesdale Gardens, Manchester, M11 3DJ
17 Clydesdale Gardens, Manchester, M11 3DJ
6 Sledmere Close, Manchester, M11 3BU
14 Sledmere Close, Manchester, M11 3BU
8 Prentice Walk, Manchester, M11 3BW
6 Prentice Walk, Manchester, M11 3BW
27 Clydesdale Gardens, Manchester, M11 3DJ
25 Clydesdale Gardens, Manchester, M11 3DJ
21 Clydesdale Gardens, Manchester, M11 3DJ
19 Clydesdale Gardens, Manchester, M11 3DJ
15 Clydesdale Gardens, Manchester, M11 3DJ
11A Clydesdale Gardens, Manchester, M11 3DJ
2F Sledmere Close, Manchester, M11 3BU
2E Sledmere Close, Manchester, M11 3BU
2D Sledmere Close, Manchester, M11 3BU
2C Sledmere Close, Manchester, M11 3BU
2B Sledmere Close, Manchester, M11 3BU
8E Sledmere Close, Manchester, M11 3BU
8B Sledmere Close, Manchester, M11 3BU
10 Sledmere Close, Manchester, M11 3BU
16 Sledmere Close, Manchester, M11 3BT
2 Clydesdale Gardens, Manchester, M11 3DJ
12 Sledmere Close, Manchester, M11 3BU
9 Dewar Close, Manchester, M11 3BX
8 Dewar Close, Manchester, M11 3BX
7 Dewar Close, Manchester, M11 3BX
6 Dewar Close, Manchester, M11 3BX
5 Dewar Close, Manchester, M11 3BX
4 Dewar Close, Manchester, M11 3BX
3 Dewar Close, Manchester, M11 3BX
2 Dewar Close, Manchester, M11 3BX
1 Dewar Close, Manchester, M11 3BX
4 Prentice Walk, Manchester, M11 3BW
2 Prentice Walk, Manchester, M11 3BW
6 Clydesdale Gardens, Manchester, M11 3DJ
4 Clydesdale Gardens, Manchester, M11 3DJ
11 Clydesdale Gardens, Manchester, M11 3DJ
9 Clydesdale Gardens, Manchester, M11 3DJ
7 Clydesdale Gardens, Manchester, M11 3DJ
5 Clydesdale Gardens, Manchester, M11 3DJ
3 Clydesdale Gardens, Manchester, M11 3DJ
1 Clydesdale Gardens, Manchester, M11 3DJ
23 Dewar Close, Manchester, M11 3BX
21 Dewar Close, Manchester, M11 3BX
19 Dewar Close, Manchester, M11 3BX
17 Dewar Close, Manchester, M11 3BX
15 Dewar Close, Manchester, M11 3BX

13 Dewar Close, Manchester, M11 3BX
11 Dewar Close, Manchester, M11 3BX
8F Sledmere Close, Manchester, M11 3BU
8D Sledmere Close, Manchester, M11 3BU
8C Sledmere Close, Manchester, M11 3BU
8A Sledmere Close, Manchester, M11 3BU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL