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UNITED KINGDOM

20 January 2026

Project/File: 333100047/A3

Development Management
Planning, Licensing and Building Control
Growth and Development Directorate
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Sir/Madam,

Reference: Full planning application for erection of fencing along highway edge of Plot C within Grey Mare Lane Estate, Beswick, Manchester

On behalf of One Manchester Limited, please find enclosed a full planning application for the erection of 1.8m high fencing along the highway edge of Plot C within the Grey Mare Lane Estate, Beswick, Manchester.

The application is accompanied by the following documents/plans:

- Application form and certificate
- Location Plan (drawing no. GMLNE-BUT-XX-XX-DR-A-01231-P04)
- Existing Site Plan (drawing no. GMLNE-BUT-XX-XX-DR-A-01241-P03)
- Proposed Fencing Plan (drawing no. GMLNE-BUT-XX-XX-DR-A-01251-P03)
- Proposed Elevation and Cross Section - Green Paladin Fence (drawing no. GMLE-BUT-XX-XX-DR-A-01261-P01)

Description of Site

The site encompasses the south-eastern slither of Plot C within the Grey Mare Lane Estate. Plot C is bound by Pratt Walk to the north, Rouse Close and a car park associated with the Church of the Resurrection & St Barnabas to the east, cleared land to the south and Turnpike Walk to the west.

Plot C is occupied by two terraces situated parallel to each other, each with three dwellings (six dwellings in total). The dwellings are two storeys in height with a pitched roof and a pale red brick (at ground floor) and pebble dash façade (on the first floor). All of the dwellings are vacant. Each dwelling has a porch on the principal elevation and a private garden to the rear. Several trees are located within Plot C. Randall Walk separates the two terraces.

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.

Proposed Development

The application seeks consent for the installation of a 1.8m high green Paladin fence that would form the south-eastern treatment on site. The site will feature a gate on its south-eastern corner fronting out onto Rouse Close. The trees within Plot C are to be retained as per application ref. 143752/DEM/2025.

The fencing used to secure the remainder of Plot C will be erected under permitted development given that it will not be adjacent to a highway used by vehicular traffic nor exceed 2m in height.

Relevant Planning History

143752/DEM/2025 - Prior Approval for demolition of all of the residential units on Plots C, D, G, H, and I - Approved 10 September 2025.

Relevant neighbouring applications

- 140367/FO/2024 - Erection of 1.8m high fencing – Approved 6 August 2024.
- 139473/FO/2024 - Erection of 1.8m high fencing – Approved 30 April 2024.
- 140211/DEM/2024 - Prior Approval for demolition of 6 residential properties – Approved 3 July 2024.
- 139333/DEM/2024 - Prior Approval for the demolition of a residential building – Approved 20 March 2024.
- 138372/FO/2023 - Erection of 1.8m high boundary treatment – Approved 7 December 2023.
- 138221/DEM/2023 - Prior Approval for the demolition of existing residential buildings – Approved 8 November 2023.

Principle of Development

The application would see the erection of a Paladin fence on a site that is to be redeveloped. The site is subject to a live permission that will see the demolition of the buildings on site and the proposed fence would secure the site thus assisting in the regeneration of the Eastlands Area by facilitating the safe redevelopment of the site in accordance with Core Strategy Policies SP1, EC7 and DM1 and the Grey Mare Lane Regeneration Masterplan.

Visual Amenity

The proposed green Paladin fence is a temporary measure to secure the site following the demolition works until its subsequent redevelopment. The proposal therefore accords with Core Strategy Policy DM1 and Chapter 12 of the National Planning Policy Framework (‘NPPF’).

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Residential Amenity

The proposal will see the installation of a 1.8m high Paladin fence. As the fence will be visually permeable it is considered that neighbouring properties will not suffer any loss of amenity as a result of the proposal. The proposal is therefore in accordance with Core Strategy Policy DM1 and the NPPF.

Highways

Plot C is accessed via pedestrian footways in the form of Turnpike Walk, Pratt Walk and Randall Walk. The latter two footpaths are subject to a TTRO application (and will be the subject of a subsequent Section 247 application to secure a larger development area for future use). The proposed development would see the installation of a gate on the south-eastern corner of the site off Rouse Close. As such, the proposal is in accordance with Core Strategy Policy DM1 and Chapter 9 of the NPPF.

We trust the above provides sufficient information to validate the planning application. However, should you have any queries please do not hesitate to contact me.

Yours faithfully,

Stantec UK Limited