



Stantec UK Limited
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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 J 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 J 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-01235-P03)
- Existing Site Plan (drawing no. GMLNE-BUT-XX-XX-DR-A-01245-P02)
- Proposed Fencing Plan (drawing no. GMLNE-BUT-XX-XX-DR-A-01255-P02)
- 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 eastern and southern boundaries of Plot J within the Grey Mare Lane Estate. Plot J is bound by Alan Turing Way (A6010) to the east, a small area of grassland to the south and west beyond which is residential development and Sledmere Close to the north.

Plot J comprises an area of hardstanding which can be accessed via Alan Turing Way.

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Proposed Development

The application seeks consent for the installation of a 1.8m high green Paladin fence that would form the eastern and southern treatment on site. The site would feature a gate on the eastern boundary along Alan Turing Way.

The fencing used to secure the remainder of Plot J 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

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 Applicant seeks to install fencing to prevent unauthorised parking and secure the site. The proposal therefore accords with Core Strategy Policy DM1 regarding community safety and crime prevention. The site is also due to be developed upon in the future and so the proposed fence would secure the site until that time in accordance with Core Strategy Policies SP1, EC7 and DM1 and the Grey Mare Lane Regeneration Masterplan.

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

The site can be accessed via Alan Turing Way. The proposed development would maintain this point of access. 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.

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Yours faithfully,

Stantec UK Limited

