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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 Plots G & H within Grey Mare Lane Estate, Beswick, Manchester

On behalf of One Manchester Limited, please find enclosed a full planning application for the erection of 2m high fencing along the highway edge of Plots G & H 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-01233-P04)
- Existing Site Plan (drawing no. GMLNE-BUT-XX-XX-DR-A-01243-P05)
- Proposed Fencing Plan (drawing no. GMLNE-BUT-XX-XX-DR-A-01253-P05)
- Proposed Elevation and Cross Section - Heras and Post Fence (drawing no. GMLNE-BUT-XX-XX-DR-A-01260-P02)

Description of Site

The site encompasses the northern, eastern and western boundaries of Plot G and the eastern, southern and western boundaries of Plot H within the Grey Mare Lane Estate. Plots G & H are situated to the east of Grey Mare Lane sandwiched between Howarth Close in the north and Sledmere Close in the south.

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.

All buildings have now been demolished.

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For a full description of the buildings which previously stood on Plots G & H please refer to application ref. 143752/DEM/2025.

Proposed Development

The application seeks consent for the installation of 2m high clipped Heras fencing with timber posts along the northern, eastern and western boundaries of Plot G. In addition, given that Hornsea Walk and the footpath parallel to the south are to be retained for the duration of the temporary fencing, Plot H has been split in two for the purposes of this application. Planning permission is sought for the fencing along the eastern and western boundaries of the northern section of Plot H as well as the eastern, southern and western boundaries of the southern section of Plot H. The fencing will effectively form three compounds across Plots G & H. The site would feature gates on the northern boundary of Plot G, the eastern boundary of the northern section of Plot H and the southern boundary of the southern section of Plot H. The trees within Plots G & H are to be retained as per application ref. 143752/DEM/2025.

The fencing used to secure the remainder of Plots G & H 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 Heras fencing with timber posts 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

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The proposed Heras fencing 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').

Residential Amenity

The proposal will see the installation of 2m high clipped Heras fencing with timber posts. 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.

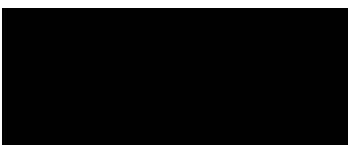
Highways

Plot G is accessed via Howarth Close to the north and Grey Mare Lane to the west, and Plot H is accessed via Grey Mare Lane to the west, Sledmere Close to the south and Dewar Close to the east. Hornsea Walk runs in an east-west direction between Plots G & H. Both Hornsea Walk and the footpath parallel to the south are subject to a TTRO application. The site would feature gates on the northern boundary of Plot G, the eastern boundary of the northern section of Plot H and the southern boundary of the southern section of Plot H. 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



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