

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132282/DEM/2021

Date registered valid: 13 December 2021

Proposal: PRIOR NOTIFICATION OF DEMOLITION of Former Beswick shops building

Address: Former Beswick Shops, 10-20 Kirkstead Close, Manchester, M11 3SW

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Anthony Johnson Manchester City Council Level 8 Town Hall Extension, Lloyd Street, Manchester, M2 5HD

Agent (if any): Mr Anthony Johnson Manchester City Council Level 8 Town Hall Extension, Lloyd Street, Manchester, M60 2LA

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: No objection

Date of recommendation: 4 April 2022

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit: 5 January 2022

Standard consultations:

Printed: 15 December 2021 Expired: 5 January 2022

Neighbour notifications

Printed: 15 December 2021 Expired: 5 January 2022

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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The demolition application relates to the demolition of a vacant single storey retail block (Class C3). The building is located at the head of an access road serving a car park to the east of the site with the East Manchester Leisure Centre beyond on Grey Mare Lane. Open space is located to the west and south of the site. To the north is The East Manchester Academy and Beswick Library is also located to the north.



Fig.1 Former Beswick shops

Description of development

The scope of the works is to demolish the existing building to facilitate future development. The building has an approximate gross internal floorspace of 869 sq. metres. Following the completion of demolition, the site would be enclosed by two sections of 2.44 metres high weld mesh fencing (approved by planning permission ref: 132379/VO/2021), which would supplement existing retained fencing and secure the enclosure of the site.

The demolition method statement and specifications that forms part of the application details the scope of demolition works, asbestos removal, equipment to be used to demolish the premises and operations to be undertaken, including strip out and removal of roof coverings, together with confirmation that adequate precautions would be undertaken as required. Further information in these documents confirms traffic management, site set up and security, plant and equipment, management of services, environmental considerations, waste removal and emergency procedures. The application has been supported with a transport management plan that demonstrates the appropriate routing of vehicles and that these vehicles can be accommodated with the local highway network during the demolition period.

Consultations & Notification Responses

Local Residents – No comments received.

Highway Services – No objection as the traffic management plan, including swept path and associated documents, are acceptable. The applicant should be advised that any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements will need to be agreed with Council as local highways authority.

Environmental Health – The demolition should be undertaken in accordance with the demolition management plan.

Greater Manchester Ecology Unit – The following comments have been received:

- i. Bats - The submitted bat survey of September 2021 involved an internal and external inspection of the building. No bats or signs of bats were found during the survey and the building was considered to have a negligible potential to support roosting bats. No further surveys for bats are therefore considered necessary at this time. The trees were also inspected and none were considered to have the potential to support bat roosting. An informative has been requested and is concluded.
- ii. Birds - The building together with the trees and hedgerow/scrub have the potential to support nesting birds. All birds, with the exception of certain pest species, and their nests are protected under the terms of the Wildlife and Countryside Act 1981 (as amended). A condition is recommended to ensure that demolition works together with tree/hedge works and vegetation clearance should not be undertaken in the main bird breeding season (March-August inclusive), unless nesting birds have found to be absent, by a suitably qualified person. The requested condition is included.

Issues

Environmental impact – A screening opinion has been prepared and issued that concludes that the proposed demolition would have some local impact on the surrounding area. However, these impacts have been assessed and it has been concluded that there would not be significant enough to be of more than local importance and therefore does not warrant a formal Environmental Impact Assessment.

Demolition arrangement – It is considered that the proposed demolition works would be managed through the submitted document. Any impact of residential amenity would be contained within daytime working hours unless otherwise agreed and over a limited period of approximately five weeks. Given the condition of the existing building and the positively development presented by its removal, it is considered that positive benefits would be gained from its demolition.

Bird Nesting – The condition requested by GMEU has been included.

Conclusion – The requirement for prior approval of demolition would be met.

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: No objection

Article 35 Declaration

N/A

Condition(s) to be attached to decision for approval

1) The City Council is satisfied that the demolition works in this case will not have a significant impact on the environment. This decision is based on the following documents as stamped as received by the City Council as local planning authority on 22 November 2022:

- i. Application forms to determine if prior approval is required for a proposed: Demolition of Buildings (The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B);
- ii. Covering letter dated of 22 November 2021 from Anthony Johnson on behalf of Capital Programmes & Procurement Corporate Services Directorate;
- iii. Demolition of Former Shop Units at Kirkstead Close - Existing and Proposed Site Layout Plans Ref: MCC_ZZ_GF_DR_B_0011_S2;
- iv. Demolition of Former Shop Units at Kirkstead Close - Ground Floor Layout Plan & Demolition Specification Ref: MCC_ZZ_GF_DR_B_0012_S2;
- v. Demolition Method Statement Ref: CL45190 Demolition of Former Beswick Shops 10-20 Kirkstead Close;
- vi. Beswick Shopping Centre, Grey Mare Lane, Beswick, Manchester M11 3AJ Ecological Survey and Assessment (including a Licensed Bat Survey) November 2021 by ERAP (Consultant Ecologists) Ltd ref: 2021-305;
- vii. Traffic Management Plan attached to Capital Programmes and Procurement email dated 25 March 2022;
- viii. Drawing – Swept path analysis Low loader Ref: 3702-SP02 by Eddisons;
- ix. Drawing - Swept path analysis excavator / large tipper Ref: 3702-SP02 by Eddisons;
- x. Email from Northwest Demolition Ltd. dated 25 March 2022 confirming skip provision and removal.

2) The demolition hereby approved together with the removal or other work to trees, shrubs or hedges within the application site shall not be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local bio-diversity and nature conservation, pursuant to policy EN15 of the Core Strategy for the City of Manchester.

Informatives

1) Whilst the site has low potential as a habitat for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

2) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicenses@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit

62 Bosworth Street, Manchester, M11 3AW
82 Bosworth Street, Manchester, M11 3AW
40 Bosworth Street, Manchester, M11 3AW
30 Bosworth Street, Manchester, M11 3AW
48 Bosworth Street, Manchester, M11 3AW
42 Kylemore Way, Manchester, M11 3LH
48 Kylemore Way, Manchester, M11 3LH
44 Kylemore Way, Manchester, M11 3LH
80 Bosworth Street, Manchester, M11 3AW
4 Windcroft Close, Manchester, M11 3SN
2 Windcroft Close, Manchester, M11 3SN
Five Oaks Family Practice, Oak House, 47 Graham Street, Manchester, M11 3BB
34 Bosworth Street, Manchester, M11 3AW
46 Kylemore Way, Manchester, M11 3LH
38 Bosworth Street, Manchester, M11 3AW
Police Station, Grey Mare Lane, Manchester, M11 3AZ
East Manchester Academy, Grey Mare Lane, Manchester, M11 3DS
8 Metcombe Way, Manchester, M11 3BY
16 Metcombe Way, Manchester, M11 3BY
24 Metcombe Way, Manchester, M11 3BY
6 Metcombe Way, Manchester, M11 3BY
74 Bosworth Street, Manchester, M11 3AW
68 Bosworth Street, Manchester, M11 3AW
Flat 2, 50 Bosworth Street, Manchester, M11 3AW
50 Bosworth Street, Manchester, M11 3AW
12 Metcombe Way, Manchester, M11 3BY
Flat 1, 50 Bosworth Street, Manchester, M11 3AW
East Manchester Leisure Centre, 189 Grey Mare Lane, Manchester, M11 3ND
Beswick Library, 60 Grey Mare Lane, Manchester, M11 3DS
216 Grey Mare Lane, Manchester, M11 3AJ
220 Grey Mare Lane, Manchester, M11 3AJ
84 Bosworth Street, Manchester, M11 3AW
72 Bosworth Street, Manchester, M11 3AW
64 Bosworth Street, Manchester, M11 3AW
78 Bosworth Street, Manchester, M11 3AW

76 Bosworth Street, Manchester, M11 3AW
70 Bosworth Street, Manchester, M11 3AW
60 Bosworth Street, Manchester, M11 3AW
86 Bosworth Street, Manchester, M11 3AW
66 Bosworth Street, Manchester, M11 3AW
54 Bosworth Street, Manchester, M11 3AW
52 Bosworth Street, Manchester, M11 3AW
23 Bosworth Street, Manchester, M11 3AP
10 Walshaw Street, Manchester, M11 3BF
6 Walshaw Street, Manchester, M11 3BF
12 Walshaw Street, Manchester, M11 3BF
4 Walshaw Street, Manchester, M11 3BF
8 Walshaw Street, Manchester, M11 3BF
2 Walshaw Street, Manchester, M11 3BF
16 Walshaw Street, Manchester, M11 3BF
14 Walshaw Street, Manchester, M11 3BF
29 Kylemore Way, Manchester, M11 3LH
27 Kylemore Way, Manchester, M11 3LH
31 Kylemore Way, Manchester, M11 3LH
10 Metcombe Way, Manchester, M11 3BY
14 Metcombe Way, Manchester, M11 3BY
20 Metcombe Way, Manchester, M11 3BY
22 Metcombe Way, Manchester, M11 3BY
4 Metcombe Way, Manchester, M11 3BY
2 Metcombe Way, Manchester, M11 3BY
18 Metcombe Way, Manchester, M11 3BY
Bungalow Annex, 187 Grey Mare Lane, Manchester, M11 3ND
St Brigids RC Primary School, Grey Mare Lane, Manchester, M11 3DR
214 Grey Mare Lane, Manchester, M11 3AJ
42 Bosworth Street, Manchester, M11 3AW
36 Bosworth Street, Manchester, M11 3AW
218 Grey Mare Lane, Manchester, M11 3AJ
56 Bosworth Street, Manchester, M11 3AW
Market Adjacent 185, Grey Mare Lane, Manchester, M11 3DQ
58 Bosworth Street, Manchester, M11 3AW
44 Bosworth Street, Manchester, M11 3AW
46 Bosworth Street, Manchester, M11 3AW
32 Bosworth Street, Manchester, M11 3AW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH2