

Planning

Growth & Development

Delegated officer report for planning application

Application no.	132846/DEM/2022
Date registered valid:	4 February 2022
Proposal:	Prior notification of demolition of Building 305
Address:	Building 305, Manchester Airport, Runger Lane, Manchester, M90 5PY
Ward(s):	Woodhouse Park Ward
Applicant:	Threadneedle Curtis Ltd C/o Agent
Agent (if any):	Mr Joseph Smith, Avison Young, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	No Objection
Date of recommendation:	3 March 2022

Application details

Type of application: Proposed demolition

Development type: Notifications

Standard consultations:

Printed: 9 February 2022 Expired: 2 March 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

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/area

Building 305 is a 2 storey office building located at the junction of Avro Way, Viscount Drive and Argosy Drive. The property is located within the World Freight Terminal area of Manchester Airport. The site is shown below:



Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

Prior notification application for the demolition of Building 305

Consultations & Notification Responses

Highway Services – The Demolition Method Statement and Dust Hazard Management Plan provided are acceptable to MCC Highways and the application can be supported.

Environmental Health – The submitted information (demolition method statement etc) are considered acceptable.

Aerodrome Safeguarding – No objections.

Issues

Principle – The principle of the demolition work is acceptable. Notwithstanding this, consideration must be given to the environmental impact of the demolition work.

Impact of the Demolition Works – Demolition of the site will be undertaken by a specialist demolition contractor. All works will be completed in accordance with the requirements of the Construction, Design and Management Regulations 2015, BS 6187:2011: Code of Practice for Full and Partial Demolition.

On balance, it is felt that the impact will be temporary, of a localised nature and not give rise to any significant effects on the environments. All potential effects can be satisfactorily considered as part of the prior notification for demolition process. It is considered that this proposal would not have any significant environmental impact.

Ecological Impact – The findings of the ecology report are as follows:

- The Scheme will not result in the removal or modification of any habitats within the Survey Area with the acceptance of building 305 which will be demolished. The habitats present within the Survey Area are, however, considered to be common and of no more than local importance. Of all habitats present, only amenity grassland is considered to be notable due to the inclusion of amenity grassland within the Urban Managed Greenspace category as part of the Greater Manchester Biodiversity Action Plan (BAP). However, the amenity grassland is not likely to be of significant ecological value due to its comparatively small amount in relation to the wider area, and fact that it is heavily managed and therefore unlikely to provide important habitat for other wildlife.
- No evidence of badger was identified during the survey and this species is considered to be absent.
- The building is well sealed and there are no features potentially suitable for roosting bats observed. Furthermore, the habitats within the Survey Area are considered to offer limited opportunities for foraging and / or commuting bats.
- In terms of Great Crested Newts, no waterbodies were identified during the survey and the terrestrial habitats are considered to be too isolated from any potentially suitable newt habitats within the wider area to allow animals to migrate to the Survey Area. Therefore, it is considered unlikely that great crested newts are present within the Survey Area and this species is not discussed further within the report.
- Building 305 is not considered suitable to support nesting birds.

Given the above, it is not considered that the proposed demolition works would have a detrimental impact upon any protected species or ecological feature.

Pedestrian and Highway Safety – The proposal will not have a detrimental impact upon the current levels of pedestrian and highway safety enjoyed within the vicinity of the site.

Residential Amenity – The submitted method statement has detailed how the work will be carried out and how appropriate dust suppression measures will be used when required. As such, it is not considered that the proposal will have a detrimental impact upon existing levels of residential amenity.

Aerodrome Safety – The informatives suggested by MAG will be attached to any approval granted.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The City Council is satisfied that the demolition works in this case are satisfactory and will not have a significant impact on the environment. This decision is based on the following documents, stamped as received on 4 February 2022:

- a) Drawing nos. 020687-RPS-SI-XX-DR-A-9028 P01, 020687-RPS-SI-XX-DR-A-9029 P01 and 20687-RPS-SI-XX-DR-A-9030 P01,
- b) Dust Risk Assessment
- c) Dust Hazard Management Plan
- d) Demolition Method Statement
- e) Preliminary Ecological Appraisal Report

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Manchester Airport Safeguarding Officer

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 - Within Outer Area
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH