

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131404/DEM/2021
Date registered valid:	18 August 2021
Proposal:	Prior notification for the demolition of a block of 16 maisonettes at 2-32 Bridgnorth Road
Address:	2 Bridgnorth Road Manchester, Manchester, M9 8HN
Ward(s):	Higher Blackley Ward
Applicant:	Ms Yvette Ryle
Agent (if any):	Mr Andrew Fidler, Northwards Housing, Unit 11 Hendhan Vale Industrial Estate, Manchester, M8 0AD
Case officer:	Adam Mitchell Tel: 0161 234 4165 Email: adam.mitchell@manchester.gov.uk
Recommendation:	No Objection
Date of recommendation:	13 September 2021

Application details

Type of application: Proposed Demolition

Development type: Notifications

Standard consultations: Printed: 26 August 2021 Expired: 16 September 2021

Neighbour notifications : No neighbour consultees were required.

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 Area/Site

The application site is located on Bridgnorth Road, within the Higher Blackley Ward. The residential site is on the western edge of Blackley, on a busy well-lit road with urban housing & apartments to the east & south, and open green-space and mature trees to the west. The site includes a partially occupied block of maisonettes, with areas of communal green space to the front and rear, and areas of hard landscaping. The surrounding area is residential in nature, with Blackley Forest LNR located to the west of the application.

The proposal relates to 2-32 Bridgnorth Road consisting of 16 maisonette apartments which will be removed, the majority of which are currently unoccupied with the remaining 2 residents soon to be leaving for alternative accommodation. The apartment block covers an area of approximately 414 sq m. The building has a reinforced concrete frame, with a flat felt-covered concrete roof, and cavity insulated brick walls between apartments. Front and rear walls of individual apartments are constructed from brick with a white painted cement render, and UPVC window and door frames. End walls are fitted with concrete capping stones, no fascia boards or boxed soffits are fitted, and there are no chimneys or leadwork.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Development

Prior Notification for the demolition of a block of 16 maisonettes at 2-32 Bridgnorth Road

Consultations & Notification Responses

Environmental Health – The construction method statement is acceptable subject to the MCC weekend working hours and the community consultation strategy being adhered to.

Highway Services- An appropriate Method Statement/Risk Assessment has been submitted. The demolition proposals are acceptable in principle.

Confirmation should be sought that communication has taken place with residents in the affected area in relating to parking and access.

Ecology Unit- Due to the condition of the building informatives are recommended in relation to bat protection. Additionally, recommended that temporary fencing is erected to protect Black Forest LNR with no building materials or surface water run-off allowed to enter.

Issues

Environment Impact and whether prior approval is required

Pursuant to the Environmental Impact Assessment regulations, the proposed development does not meet the criteria for Schedule 1 or Schedule 2 development. Nevertheless, given the size of the site, the building proposed to be demolished and the site context, it is considered that given the issues would only be of local importance and due to the satisfactory amelioration and mitigation of any effects as detailed within the submitted information, an Environmental Impact Assessment would not be required.

A Demolition Method Statement/Risk Assessment has been submitted along with a waste management plan detailing site specific requirements, including details of site access, disconnection of services, contamination surveys, material removal, boundary treatment, traffic management, and disconnection of services. This has been accompanied by a Preliminary Bat Roost Assessment which indicates that no bats have been found in the building and that bats should not present a constraint to development, as the risk of harm or disturbance is highly improbable.

Prior notification of the demolition of the building has been completed by the applicant with site notices on display across the boundary.

A further email has also been received confirming the personal protective equipment for workers on site and the emergency contact and arrangement measures in place.

On the basis of the submitted, information, it is not believed that the proposed demolition works will have any serious, detrimental environmental impact on the surroundings, including adjoining buildings. As such, the works are considered satisfactory.

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

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 submitted Preliminary Bat Roost Assessment produced by Gritsone Ecology, received by the City Council as Local Planning Authority on 18 August 2021, the Method Statement/Risk Assessment produced by R&M Developments Ltd, received by the City Council as Local Planning Authority on 18 August 2021, the Site Waste Management Plan, produced by R&M Developments Ltd received by the City Council as Local Planning Authority on 18 August 2021.

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

1) The buildings are adjacent to Blackley Forest LNR. The LNR should be protected from the development by way of temporary fencing. No building materials or surface water run-off should be allowed to enter the LNR and a condition to this effect should be placed on any permission.

Reason- To safeguard Blackley Forest LNR from any potential ecological damage as a result of building materials or surface water run entering the Forest.

Informatives

Whilst the building to be demolished has been assessed as very low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Greater Manchester Ecology Unit

Site Notice Displayed on front of boundary

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 - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 250m Buffer -

Historic Landfill Site 250m Buffer -

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Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: NORTH1