

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133614/DEM/2022

Date registered valid: 26 April 2022

Proposal: Prior Notification for the demolition of a single storey former Parish Hall building

Address: St John Vianneys Church , Poynter Street, Manchester, M40 0DH

Ward(s): Charlestown Ward

Applicant: Mr John Corrigan Diocese of Salford Cathedral Centre, 3 Ford Street, Salford, M3 6DP

Agent (if any): Mr Andrew Simpson Co-ordinate Ltd St Andrews Place, Hill Lane, Bolton, BL6 5JW

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: No Objection

Date of recommendation: 24 May 2022

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit: 19 May 2022

Standard consultations:

Printed: 5 May 2022

Expired: 26 May 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 and surroundings

The application building comprises a single storey, pre fabricated structure, incorporating pitched roofs. The building is constructed from a combination of metal sheet walls, timber windows, glazing and felt roof.

The building is set within its own grounds surrounding by hard-standing, with the eastern and southern areas of the site used for car parking. The site is enclosed by metal, Palisade fencing.

The site is situated at the head of the cul-de-sacs of Poynter Street and Stanwell Road. St. Johns Vianney Church and presbytery on situated just to the north-east of the site.

The surrounding area is predominantly residential in character, comprising two storey dwellinghouses, including properties which immediately bound the site to the south.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Prior Approval for the proposed development demolition of a single storey church hall building.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received

Highway Services - Highways have no objection to the demolition of a single storey former Parish Hall building at this site.

A Demolition method plan has been submitted which includes a traffic management plan.

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.

Site access and egress will be via Poynter Street, with a trained banksman. Contractor parking will be contained on site.

An appropriate waste management plan is in place, this is acceptable to Highways ensuring no obstruction on the highway.

The proposed highway mitigation measures, perimeter fencing, working hours and dust suppression are also considered appropriate.

Due to the close proximity to school(s) on St Mary's Road and Nuthurst Road, it is strongly recommended that all deliveries/truck movements are restricted to outside school pick up and drop off times.

Greater Manchester Ecology Unit – No comments received.

Environmental Health - The majority of the information submitted is acceptable but details of how dust will be monitored and how any dust escape and actions taken will be recorded should be included.

Issues

Prior Approval for demolition application need only be considered on the basis of the method of demolition and the condition of the site following clearance.

Impact and Method of Construction

Pursuant to the Environmental Impact Assessment (EIA) regulations, the proposed development does not meet the criteria for Schedule 2 development 'urban development project' and as such a EIA screening opinion is not considered necessary.

The submitted Demolition Management Plan an Outline Method Statement details site specific requirements, including details of site access, asbestos removal, services disconnection, material removal, traffic management, personal protective equipment, emergency arrangements, community consultation, noise management, dust suppression, and best practice measures.

On the basis of the submitted, information, it is not believed that given the scope of demolition, the size and context of the site, coupled with the implementation of the outlined demolition and procedures and methodology, that the proposed demolition works will have any serious, detrimental environmental impact on the surroundings, including adjoining buildings. As such, the works are considered acceptable.

Condition of the site following clearance

As outlined within the Outline Method Statement, it is proposed that the site will be cleared to slab level and left neat and tidy on completion.

Ecology

An Informative has been included in relation to protective measures for working in close or potential proximity to bats, should bat be encountered during works, pursuant to the Wildlife and Countryside Act 1981 and Habitat Regulations.

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

The City Council is satisfied that the demolition works in this case are satisfactory and will not have a significant impact on the environment or character of the area. The decision is based on the submitted Demolition Management Plan and Outline Method Statement, received by the City Council as Local Planning Authority on 3 May 2022.

Informative

1)The applicant is reminded that under the Habitat Regulations 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.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH1