

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130544/DEM/2021

Date registered valid: 7 June 2021

Proposal: Prior Notification for the demolition of building

Address: 283 White Moss Road, Manchester, M9 6NZ

Ward(s): Charlestown Ward

Applicant: Mr Irfan Dema Bridgeman House, 77 Bridgeman Street, BL3 6BY

Agent (if any): Mr Umayr Azam Northedge Architecture 10 Jasmine Close,
Manchester, M23 9EY

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: No objection

Date of recommendation: 29 June 2021

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 10 June 2021 Expired: 1 July 2021

Neighbour notifications

Printed: 10 June 2021 Expired: 1 July 2021

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

The application site consists of the former VASA club on the corner of Rochdale Road and White Moss Road. The building is single storey in height and is in a poor condition. There is soft landscaping which surrounds the site.

Vehicular access to the site is via White Moss Road.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site is located off Rochdale Road which is a major road running connecting the city centre to North Manchester and beyond. The area contains a mixture of residential properties and other types of buildings including the adjacent fire station off Rochdale Road and medical centre.

Description of development

Prior Notification for the demolition of building

Consultations & Notification Responses

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

Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 specifies that certain types of development require an Environmental Impact Assessment (EIA) to be undertaken.

The proposal type is listed in category 10 (b) Urban Development Projects of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 with A threshold exceeding 1 hectare of development other than a dwellinghouse and as such is defined as a development likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

The City Council, as Local Planning Authority, has adopted a screening opinion in respect of this matter to determine if this level of assessment was necessary and to determine whether the proposed development was likely to give rise to significant environmental effects.

It is concluded that the demolition works will have some impact on the surrounding area in terms of noise, traffic, dust and emissions. However, the demolition process will generate impacts which are considered to be temporary, predictable and of no more than local significance. In addition, sufficient mitigation can be put in place to ensure that there are no significant environmental impacts that would warrant consideration by an EIA.

On this basis, it has been judged that these will not be significant to warrant a formal Environmental Impact Assessment. Therefore, the opinion of the City Council, as Local Planning Authority, is that an Environmental Impact Assessment is not required in this instance.

Issues

The site contains the following structures which are subject to demolition:

- The former VASA club – single storey brick construction

All of the demolition works will take place within the application site boundary.

The majority of the waste material will be taken off site to a waste disposal centre where the waste will be separated and elements which can be recycled will be, particularly steel.

The scale of the demolition, given the limited size and scale of the building, will take up to 1 weeks which is not considered to be a lengthy demolition process. Whilst this will lead to some short term disruption to local residents, the impacts are considered to be temporary, predictable and of no more than local significant.

The development site is situated in a predominately residential area and are therefore likely to be subject to short term disruption for the duration of the demolition activities. The site, however, is relatively contained and all of the demolition activities can be accommodated within the site.

At this present time, however, there is a low level of development activity in the area and at this time the potential for cumulative impacts is low.

The demolition process will not use any natural resources which are in short supply.

The main implications from the demolition process will be from vehicle movements, dust from the demolition material and noise from demolition process and machinery.

Whilst there are a number of buildings to be demolished the impacts of the demolition activities can be carefully mitigated. Jet washes and other techniques will be used should the dust suppression measures become necessary.

The site will be enclosed by a hoarding which prevent road users and pedestrian from coming too close the site, and the demolition activities, and to prevent any unauthorised access when the site is closed.

The site is also not known for its ecological or archaeological value.

The site will be backfilled once the demolition activities have ceased. All equipment used on site will be tested and silencers used where necessary.

The applicant has been keeping local residents updated with the plans and demolition of the site and has recently issued a letter drop regarding the demolition works. This includes details of the demolition and contact details.

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 polices 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:

Article 35 Declaration

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 submitted method statement, ecology report and risk assessment stamped received by the City Council as Local Planning Authority on 21 May 2021 and subject to the following working hours Monday to Friday 07:30 to 18:00, Saturday 08:30 to 14:00 Sundays no working.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit

233 White Moss Road, Manchester, M9 6NZ
1217 Rochdale Road, Manchester, M9 7EG
1211 Rochdale Road, Manchester, M9 7EG
55 Haddington Drive, Manchester, M9 6LR
49 Haddington Drive, Manchester, M9 6LR
21 Haddington Drive, Manchester, M9 6LR
9 Haddington Drive, Manchester, M9 6LR
271 White Moss Road, Manchester, M9 6NZ
265 White Moss Road, Manchester, M9 6NZ
277 White Moss Road, Manchester, M9 6NZ
275 White Moss Road, Manchester, M9 6NZ
273 White Moss Road, Manchester, M9 6NZ
279 White Moss Road, Manchester, M9 6NZ
269 White Moss Road, Manchester, M9 6NZ
267 White Moss Road, Manchester, M9 6NZ
263 White Moss Road, Manchester, M9 6NZ
231 White Moss Road, Manchester, M9 6NZ
259 White Moss Road, Manchester, M9 6NZ
255 White Moss Road, Manchester, M9 6NZ
253 White Moss Road, Manchester, M9 6NZ
247 White Moss Road, Manchester, M9 6NZ
243 White Moss Road, Manchester, M9 6NZ
241 White Moss Road, Manchester, M9 6NZ
235 White Moss Road, Manchester, M9 6NZ
225 White Moss Road, Manchester, M9 6NZ
257 White Moss Road, Manchester, M9 6NZ
237 White Moss Road, Manchester, M9 6NZ
229 White Moss Road, Manchester, M9 6NZ
251 White Moss Road, Manchester, M9 6NZ
249 White Moss Road, Manchester, M9 6NZ
43 Haddington Drive, Manchester, M9 6LR
6 Ordell Walk, Manchester, M9 6EB
4 Ordell Walk, Manchester, M9 6EB
10 Grasdene Avenue, Manchester, M9 6EA
4 Grasdene Avenue, Manchester, M9 6EA
51 Haddington Drive, Manchester, M9 6LR
9 Haverfield Road, Manchester, M9 6LP
8 Ordell Walk, Manchester, M9 6EB
5 Haddington Drive, Manchester, M9 6LR
41 Haddington Drive, Manchester, M9 6LR
37 Haddington Drive, Manchester, M9 6LR
35 Haddington Drive, Manchester, M9 6LR
3 Haddington Drive, Manchester, M9 6LR
27 Haddington Drive, Manchester, M9 6LR
17 Haddington Drive, Manchester, M9 6LR
15 Haverfield Road, Manchester, M9 6LP
1 Haverfield Road, Manchester, M9 6LP
14 Grasdene Avenue, Manchester, M9 6EA

7 Haddington Drive, Manchester, M9 6LR
1205 Rochdale Road, Manchester, M9 7FP
1195 Rochdale Road, Manchester, M9 7FP
47 Haddington Drive, Manchester, M9 6LR
45 Haddington Drive, Manchester, M9 6LR
31 Haddington Drive, Manchester, M9 6LR
25 Haddington Drive, Manchester, M9 6LR
15 Haddington Drive, Manchester, M9 6LR
1203 Rochdale Road, Manchester, M9 7FP
10 Ordell Walk, Manchester, M9 6EB
2 Ordell Walk, Manchester, M9 6EB
39 Haddington Drive, Manchester, M9 6LR
29 Haddington Drive, Manchester, M9 6LR
12 Ordell Walk, Manchester, M9 6EB
57 Haddington Drive, Manchester, M9 6LR
53 Haddington Drive, Manchester, M9 6LR
6 Grasdene Avenue, Manchester, M9 6EA
12 Grasdene Avenue, Manchester, M9 6EA
1060 Rochdale Road, Manchester, M9 7EQ
59 Haddington Drive, Manchester, M9 6LR
23 Haddington Drive, Manchester, M9 6LR
11 Haddington Drive, Manchester, M9 6LR
33 Haddington Drive, Manchester, M9 6LR
13 Haddington Drive, Manchester, M9 6LR
5 Haverfield Road, Manchester, M9 6LP
3 Haverfield Road, Manchester, M9 6LP
5 Rockmead Drive, Manchester, M9 6SS
1207 Rochdale Road, Manchester, M9 7FP
3 Rockmead Drive, Manchester, M9 6SS
1199 Rochdale Road, Manchester, M9 7FP
38 Elmtun Road, Manchester, M9 6EY
1219 Rochdale Road, Manchester, M9 7EG
1181 Rochdale Road, Manchester, M9 7FP
Northwards Housing, Damhead Neighbourhood Office, White Moss Road, Manchester, M9 6NZ
2 Haverfield Road, Manchester, M9 6NY
4 Haverfield Road, Manchester, M9 6NY
8 Haverfield Road, Manchester, M9 6NY
1213 Rochdale Road, Manchester, M9 7EG
1193 Rochdale Road, Manchester, M9 7FP
1201 Rochdale Road, Manchester, M9 7FP
Vasa Club, White Moss Road, Manchester, M9 6EF
Blackley Fire Station, 1058 Rochdale Road, Manchester, M9 7EQ
261 White Moss Road, Manchester, M9 6NZ
1 Haddington Drive, Manchester, M9 6LR
1191 Rochdale Road, Manchester, M9 7FP
7 Haverfield Road, Manchester, M9 6LP
6 Haverfield Road, Manchester, M9 6NY
1209 Rochdale Road, Manchester, M9 7FP
1197 Rochdale Road, Manchester, M9 7FP
1187 Rochdale Road, Manchester, M9 7FP
1185 Rochdale Road, Manchester, M9 7FP
2 Grasdene Avenue, Manchester, M9 6EA
8 Grasdene Avenue, Manchester, M9 6EA
281 White Moss Road, Manchester, M9 6NZ

19 Haddington Drive, Manchester, M9 6LR
1 Rockmead Drive, Manchester, M9 6SS
7 Rockmead Drive, Manchester, M9 6SS
1183 Rochdale Road, Manchester, M9 7FP
1189 Rochdale Road, Manchester, M9 7FP
1215 Rochdale Road, Manchester, M9 7EG
1020 Rochdale Road, Manchester, M9 7HD
245 White Moss Road, Manchester, M9 6NZ
239 White Moss Road, Manchester, M9 6NZ
227 White Moss Road, Manchester, M9 6NZ

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 -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH1