

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127849/DEM/2020

Date registered valid: 11 September 2020

Proposal: Prior Approval for the partial demolition of the existing Girls Yavneh Block

Address: King David High School, Eaton Road, Manchester, M8 5DY

Ward(s): Crumpsall Ward

Applicant: Mr Joshua Rowe King David High School Eaton Road, Manchester, M8 5DY

Agent (if any): Miss Sarah Berry AHR Building Consultancy Ltd 5th Floor, 55 Princess Street, Manchester, M2 4EW

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

Recommendation: No Objection

Date of recommendation: 7 October 2020

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit: 6 October 2020.

Standard consultations:

Printed: 14 September 2020 Expired: 5 October 2020

Neighbour notifications

Printed: 14 September 2020 Expired: 5 October 2020

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 sites relates to a detached red brick building with a pitched, slate tiled roof associated with King David's High school. The building which is used as girl's teaching block includes later, single storey side and rear extensions of little architectural merit and proposed for demolition as part of this application. The main building is to be retained.



The building is located close to the western boundary of the site, adjacent to an existing multi used games area and a pre-fabricated building. To the other side of the site perimeter is a four storey telephone exchange and a three sheltered housing block, which sits at a lower level to the existing villas and is screened by a tree line.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site lies just to the north of Cheetham Hill district centre and is situated within a predominantly residential area. Along its closest boundary the host building is neighboured by a sheltered accommodation and telephone exchange.

The northern boundary of the site is immediately adjoined by the Crumpsall Lane Conservation Area, which is characterised by large period properties along tree lined roads.

Description of development

Prior Approval for the partial demolition of the existing Girls Yavneh Block, involving demolition of later single storey side and rear extension. The main building is to be retained.

Planning permission has already been granted for the erection of three storey side extension to existing school building to form additional educational space (Class D1) following demolition of existing single storey extensions and new boundary treatment (Ref: 125266/FO/2019). The current application is not therefore necessary, but appears to have been submitted for completeness or in anticipation of a revised proposal.

Consultations & Notification Responses

Local Residents/Occupiers

No representations received.

Highways

Demolition of the existing building is proposed to take place via an existing private access off Eaton Road, which is acceptable in. Appropriate swept paths are requested to demonstrate this.

Highways would prefer that vehicles requiring parking can be accommodated within the site boundary or alternatively within an appropriate off-street location. The surrounding residential roads are already heavily parked, with limited capacity to support any further accumulation of vehicles.

Where possible, all vehicles should access and egress within a forward gear. Should this not be feasible, a trained banksman must facilitate this at all times.

In addition a Demolition and Construction Management Plan is required.

Environmental Health

The demolition plan is acceptable. A condition requiring a construction management plan is requested.

Issues

Environmental 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 detailing site specific requirements, including details of site access, disconnection of services, contamination surveys, material removal, traffic management, disconnection of services, personal protective equipment, emergency arrangements, dust suppression, asbestos removal and best practice measures.

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.

Ecology

The current planning permission included an Ecology appraisal. Following feedback from Greater Manchester Ecology Unit, no objection to the elements subject to demolition were raised. Informatives were recommended in relation to the protective measures for working in close or potential proximity to bats, birds and hedgehogs. These have again been applied in this case.

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

None Required

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. This decision is based on the submitted Method Statement and Risk Assessment dated 2 September 2020 and drawings numbered 10.001/A and 10.002/A received by the City Council as Local Planning Authority on 11 September 2002

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

1) Prior to the commencement of development, a construction management plan/demolition plan outlining working practices during development and demolition shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Dust suppression measures;
 - Compound locations where relevant;
 - Location, removal and recycling of waste;
 - Detail of an emergency contact telephone number;
 - Parking of construction vehicles; and
 - Sheeting over of construction vehicles.
- Swept path details of contractor vehicles to demonstrate suitable access to the site.

The development shall only be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Informative

1) The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

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

Azmirana Solicitors, 2 Middleton Road, Manchester, M8 5DS
Halfway House Garage, 2 Middleton Road, Manchester, M8 5DS
5 Anchor Court, Bury Old Road, Manchester, M8 5DR
47 Anchor Court, Bury Old Road, Manchester, M8 5DR
44 Anchor Court, Bury Old Road, Manchester, M8 5DR
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34 Anchor Court, Bury Old Road, Manchester, M8 5DR
32 Anchor Court, Bury Old Road, Manchester, M8 5DR
3 Anchor Court, Bury Old Road, Manchester, M8 5DR
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25 Anchor Court, Bury Old Road, Manchester, M8 5DR
22 Anchor Court, Bury Old Road, Manchester, M8 5DR
2 Anchor Court, Bury Old Road, Manchester, M8 5DR
17 Anchor Court, Bury Old Road, Manchester, M8 5DR
15 Anchor Court, Bury Old Road, Manchester, M8 5DR
11 Anchor Court, Bury Old Road, Manchester, M8 5DR
Telephone Exchange, 4B Middleton Road, Manchester, M8 5DS
9 Anchor Court, Bury Old Road, Manchester, M8 5DR
8 Anchor Court, Bury Old Road, Manchester, M8 5DR
7 Anchor Court, Bury Old Road, Manchester, M8 5DR
6 Anchor Court, Bury Old Road, Manchester, M8 5DR
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1 Anchor Court, Bury Old Road, Manchester, M8 5DR

Appendix 2 – Planning constraints

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