

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128456/DEM/2020
Date registered valid: 30 October 2020
Proposal: Prior notification for the demolition of a part single/part two commercial premises
Address: 7 Greenheys Lane, Manchester, M15 6WP
Ward(s): Hulme Ward

Applicant: Joe Santos, Bruntwood Union, Albert Square, Manchester, M2 6LW
Agent (if any):
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: No Objection
Date of recommendation: 10/11/2020

Application details

Type of application: Proposed demolition

Development type: Notifications

Standard consultations:

Printed: 2 November 2020 Expired: 23 November 2020

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

This application relates to the Bright Building on Pencroft Way, which is located within the Manchester Science Park campus.

The 2 storey Bright Building is a former production building of loadbearing masonry construction to the perimeter walls with a concrete mezzanine floor supported on steel beams and posts. The roof is formed with large timber trusses supported on the perimeter walls, hipped at both ends and supporting timber purlins and rafters, all over-boarded and covered with a felt type sheet. In addition, the main building has a single storey lean-to building to the Greenheys Lane elevation along with a small, flat roofed, 2 storey extension on the same elevation. The construction of the lean-to building is formed with glazed frames and lightweight roof trusses. The 2 storey extension is of masonry construction.

Listed building: no

Conservation area: no

Tree Preservation Order: no

Description of development

The applicant is applying for consent to demolish the building as it is suffering from a significant lack of structural integrity. The main structure of the production building is generally in a poor state, internally collapsed roof trusses are evident. The lean-to element is in a state of partial collapse. The lean-to does not offer any support to the main production building however, it is continuing to deteriorate and collapse in places. The building is currently deemed a health and safety risk hence the trigger to demolish the property.

Due to the unsafe nature of the building/Structure, with potential hidden Asbestos materials within the structure, it will be demolished by CCDO Demolition and Asbestos trained operatives under water dust suppression at all times, working from MEWPs top down, reducing the height of the damaged structure dropping materials into the footprint of the building, where materials will be processed by the demolition excavator and set down in a designated area to be inspected by for potential ACMs by Trained operatives in accordance with BS6187 and CAR2012 Regulations. The sequence of demolition will be as follows:

- 1 - Removal of roof covering carefully starting at the top ridge, dropping materials in a controlled manner into the footprint of the building
- 2 - Removal of timber roof trusses in the same sequence, one section at a time, dropping them into the footprint of the building
- 3 - Removal of east elevation masonry wall top down side to side clearing masonry waste. Allowing the excavator safe access to the footprint
- 4 - 14 tonne excavator is to collect the materials and process/segregate the waste into the correct waste stream. Materials will be inspected for ACMs and removed/controlled as required through the watching brief in place.
- 5 - Repeat the process until all waste removed and only the 3no. external (North, South & West) masonry elevations remain.
- 6 - Remove the remaining external masonry walls in a top down side to side manner.
- 7 - Clear all remaining waste from site leaving it clean and tidy
- 8 - Safely decant the site

Consultations & Notification Responses

Highway Services – Given the lack of structural integrity it is clear that demolition will need to take place as soon as possible. The submitted Demolition Method Statement (including the vehicle routing proposals) is acceptable from a highway perspective. We would support the proposed liaison between the Building Surveyor, GMP Traffic Management Unit and the Highway Authority to determine the appropriate steps to maintaining safety.

Environmental Health – Suggests the imposition of hours restrictions.

Issues

Principle – The principle of the demolition work is acceptable given the state of the building. 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 – Given the open nature of the roof structure the presence of a bat roost is highly unlikely. Notwithstanding this an informative will be attached reminding the application of his legal requirements should bats be discovered.

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 residential amenity and any impact will be limited in duration. A condition restricting the hours of the demolition work, as suggested by Environmental Health, will be attached to any consent 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:

- a) Demolition Method Statement and Site Plan (Bradley Demolition), stamped as received on 30 October 2020
- b) Demolition Specification (DW Consulting), stamped as received on 30 October 2020

2) Demolition works shall be confined to the following hours:

- a) Monday - Friday: 7.30am - 6pm
- b) Saturday: 8.30am - 2pm
- c) Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policy DM1 in the Manchester Core Strategy

Informative

Whilst the building to be demolished has been assessed as negligible 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

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH