

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128115/DEM/2020

Date registered valid: 1 October 2020

Proposal: Prior Approval for the demolition of sports hall

Address: Melland Sports Hall, Mount Road, Manchester

Ward(s): Longsight Ward

Applicant: Boys and Girls Clubs of Greater Manchester, 317 Bradstone Mill,
Bradstone Road, Stockport, SK5 7DL

Agent (if any): Kath Ludlam Ludlam Associates, The Bank, 99 Palatine Road,
Didsbury, M20 3JQ

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

Recommendation: No objection

Date of recommendation: 28 October 2020

Application details

Type of application: Proposed demolition

Development type: Notifications

Standard consultations:

Printed: 7 October 2020 Expired: 28 October 2020

Neighbour notifications

Printed: 7 October 2020 Expired: 28 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 and surroundings

The application site relates to Melland Sport Hall, Mount Road, Gorton.

The sports hall comprises a large, detached, part single, part double height building incorporating a dual pitched roof to the main sports hall building and a flat roof to an attached single storey element which forms ancillary changing rooms.

The building is constructed from masonry to the single storey element and lower parts of the main building, with profile metal cladding to the upper walls and main roof.

The building is set within its own grounds and is adjoined by associated small car park area accessed off Mount Road to the north and surrounded by playing fields to all remaining boundaries. The site is enclosed by metal mesh fencing with concrete post supports.

In terms of the immediate surroundings, the site is bounded by two storey residential properties to its northern boundary and residential properties beyond the playing fields to the east. Opposite the site to the west, on the other side of Mount Road lie a primary school and residential SEN school. To the south, beyond the playing field are further residential properties along Bratton Drive.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Prior Approval is sought to demolish an existing sports hall and associated changing rooms. The work is to include the demolition and clearance of the site

Consultations & Notification Responses

Local Residents/Occupiers – 1 representation has been received.

It is requested you that local engagement take place as it involves the local community and they should have their say.

Local Ward Members – Councillor Richards raises concerns about the long terms intentions for the site.

The Council should not be giving permission for any activity on this site until the applicant has properly engaged with the local community.

Greater Manchester Ecology Unit - No ecological issues were recorded. Risks associated with bats and nesting birds can be dealt with via informatives.

Highway Services - Clarification is sought regarding the number of vehicles expected per day, including size of vehicle; confirmation contractor parking, loading/unloading and waste storage areas and a swept path to show that the largest expected vehicle can enter and exit the site in a forward gear. Further, a dilapidation survey is required to ensure highway repaired if damaged.

Environmental Health – working hours are suggested, as well as condition requiring a construction management plan.

Issues

Impact and Method of Construction

Pursuant to the Environmental Impact Assessment (EIA) regulations, the proposed development does not meet the criteria for Schedule 1 or Schedule 2 development.

The proposed has been screened for EIA. It is not considered that an EIA would be required in this instance.

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 Planning Statement, Bat Survey, Method Statement, Risk Assessment and Asbestos Survey Report 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 survey works undertaken to date demonstrate that there will be no significant ecological impacts. This has been confirmed by Greater Manchester Ecology Unit.

The applicant will be advised of their responsibilities under the Wildlife and Countryside Act 1981 and Habitat Regulations with respect to whether bats are encountered during works and for work to take account of the bird nesting season.

Impact on the Highway – Highway Services have requested various details, including details of access and parking.

It should be noted that these details fall outside the scope of the consideration for this type of application, which is only concerned with the method of demolition and the condition of the site following clearance.

Nevertheless, it is considered that there is ample scope for vehicle to access and egress the site in a forward gear. The site includes a car park area immediately adjacent to the building proposed to be demolished which would allow contractor vehicles to park off street and also allows sufficient spaces to turn around and manoeuvre within the site.

Other Issues

Conditions are requested by Environmental Health with respect to the need for a construction management plan and hours of working.

Many of these issues are covered within the accompanying Demolition Method Statement and Risk Assessment which the applicant must adhere to. The remaining issues raised, including the parking of contractor vehicles, fall outside the scope of consideration for this type of application. Hours of working are suggested and this has been included as an Informative.

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 or character of the area.

This decision is based on the location plan and Planning Statement produced by Ludlam Associates, received by the City Council as Local Planning Authority on 25 September 2020,

Method Statement (Ref: 11208-01-01 - Rev 01) and Risk Assessment (Ref: RA-11208-01-01) produced by ADM Regeneration, received by the City Council as Local Planning Authority on 1 October 2020, Asbestos Survey Report (IC20992) produced by Ian Chew, received by the City Council as Local Planning Authority on 25 September 2020 and Bat Survey produced by Rachel Hacking Ecology, received by the City Council as Local Planning Authority on 25 September 2020.

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

Informatives

1) Whilst the building to be demolished has been assessed as negligible risk for bats, 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.

2) 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).

3) Demolition works should be confined to the following hours:

Monday - Friday: 7.30am - 6pm;
Saturdays: 8.30am - 2pm;
Sunday / Bank holidays: No work.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit

20 Mannering Street, Manchester, M18 7SW
18 Mannering Street, Manchester, M18 7SW
24 Weaving Way, Manchester, M18 7SX
1 Weaving Way, Manchester, M18 7SX
33 Mannering Street, Manchester, M18 7SU
35 Mannering Street, Manchester, M18 7SU
37 Mannering Street, Manchester, M18 7SU
39 Mannering Street, Manchester, M18 7SU
31 Mannering Street, Manchester, M18 7SU
29 Mannering Street, Manchester, M18 7SU
27 Mannering Street, Manchester, M18 7SU
25 Mannering Street, Manchester, M18 7SU
19 Mannering Street, Manchester, M18 7SU
23 Mannering Street, Manchester, M18 7SU
21 Mannering Street, Manchester, M18 7SU
17 Mannering Street, Manchester, M18 7SU
15 Mannering Street, Manchester, M18 7SU
2 Weaving Way, Manchester, M18 7SX
19 Fellbrigg Close, Manchester, M18 7QU
39 Fellbrigg Close, Manchester, M18 7QU
37 Fellbrigg Close, Manchester, M18 7QU
31 Fellbrigg Close, Manchester, M18 7QU
29 Fellbrigg Close, Manchester, M18 7QU
27 Fellbrigg Close, Manchester, M18 7QU
25 Fellbrigg Close, Manchester, M18 7QU
Gorton Mount Academy, Mount Road, Manchester, M18 7GR
250 Mount Road, Manchester, M18 7GR
Grange School, Matthews Lane, Manchester, M12 4GR
33 Fellbrigg Close, Manchester, M18 7QU
23 Fellbrigg Close, Manchester, M18 7QU
41 Fellbrigg Close, Manchester, M18 7QU
21 Fellbrigg Close, Manchester, M18 7QU
35 Fellbrigg Close, Manchester, M18 7QU

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 Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2