MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143234/DEM/2025
Date registered valid:	17 June 2025
Proposal:	Prior approval for the demolition of existing buildings (excluding existing sub-station) on site
Address:	Electrium Sales Ltd, Wylex Works, Sharston Road, Manchester, M22 4RA
Ward(s):	Northenden Ward
Applicant:	Kier Sharston Limited
Agent (if any):	Mr Brad Wiseman, Savills (UK) Limited
Case officer:	Robert Griffin Tel: 0161 234 4527 Email: robert.griffin@manchester.gov.uk
Recommendation:	No objection
Date of recommendation:	**14.07.2025**

Application details

Type of application: Proposed demolition

Development type: Notifications

Standard consultations:
Printed: 19 June 2025 Expired: 10 July 2025

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
No site notice has been produced – Applicant has confirmed display of site notice as part of submission as required under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 11 class B of Schedule 2.

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable – The Grade II* Listed Wythenshawe Bus Depot building is located 130 metres to the west of the application site

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site comprises the former Electrium site and buildings at 1934 Sharston Road, within Sharston Industrial Estate, Wythenshawe. The site currently comprises one- and two-storey brick buildings, including offices and warehousing, parking, loading and unloading areas, a biomass boiler house, a cylindrical silo for biomass storage and sprinkler pump tank over a site area of 1.6 hectares.

The application documents indicate that the buildings on site are now vacant following Electrium's decision not to renew a lease of the premises in 2024. The site is located within Sharston Industrial Estate; a key employment area in Wythenshawe, which comprises a mix of industrial, warehousing and office uses. To the south and west lie a range of other employment uses within Sharston Industrial Estate, whilst to the east and north (on the opposite side of Longley Lane) are a number of residential dwellings.



Buildings subject of the prior approval for demolition are edged in red – the Grade II* Listed Wythenshawe Bus Station is edged blue

Description of development

Prior approval is sought for the demolition of the buildings on site, the intention is that all buildings except the existing substation at the southern end of the site would be demolished. Existing boundary treatments to the site would be retained during the demolition project and buildings are to be demolished down to slab level.

The application is supported by a demolition method statement, bat roost survey and emergence survey reports and site location plan.

Following receipt of consultee responses amended method statements, site set up and visual programme of the demolition across the site were provided.

Consultations & Notification Responses

MCC Highways – Requested confirmation of: pedestrian access into the site, parking details, welfare facilities, loading and unloading areas, location of waste storage areas, skips and containers, number of vehicles anticipated, swept paths to show that the largest expected vehicles can enter and exit in forward gear, site set up plan, and a dilapidation survey of the surrounding highway. The applicant provided further information which resolved the comments of Highway Service and indicated a dilapidation survey would be undertaken although this would not relate to the method of demolition to be undertaken. An informative around the dilapidation survey is to be included on any decision notice.

Greater Manchester Ecology Unit - The application is accompanied by a Preliminary Roost Assessment (PRA) report (January 2025) and a Bat Emergence and Re-entry Surveys (BERS) report (June 2025), both authored by Arbech. Based on the submitted information, GMEU have the following comments:

The PRA found the existing building complex (B1) to have ‘moderate’ potential for roosting bats, triggering the requirement for two bat emergence surveys. Subsequently, the emergence surveys were carried out in May/June 2025 and the results found no bats to be emerging from the building and therefore no roosts were identified. Very little bat activity was recorded during the surveys, likely due to the urban location of the site. Both reports present robust bat assessments, and GMEU have no reason to doubt the findings.

GMEU recommends informative relating to protected species that can turn up in unexpected places and the works on habitats where nesting birds may be present should not be undertaken in main bird nesting season unless suitable checks have been undertaken.

MCC Environmental Health – Raise no objection to the proposal and note the submitted information covers a majority of the requirements of the recommended condition. It was requested that information relating to the covering of skip and containers be included in the method statement. An amended document has been prepared by the applicant which indicates that waste taken from the site will be undertaken by a licensed waste carrier to a registered waste facility and skips/containers for waste involved in asbestos removal are to be covered.

Cadent Gas- Following a review of the proposal they have no objection to the proposal, they have recommended an informative be attached to any decision.

Health and Safety Executive (PADHI +) – A do not advise against recommendation has been generated for this site in this instance. Further advice would be required for future proposals to redevelop the site.

Issues

Prior Approval for demolition applications need only be considered on the basis of the method of demolition and the condition of the site following clearance. Other matters are considered below for completeness.

The application has been screened for EIA (see section of this report below), for which it is concluded that given the nature, scale and location of the proposal, the impacts of the development would not be significant in terms of the local environment and existing land uses.

Whilst the proposed demolition works would have some impact on the immediate area, any environmental or planning issues area capable of being appropriate mitigated through the submitted supporting documents.

EIA

The EIA Screening process is used to determine whether the proposed development is likely to have any significant effects on the environment. The Council as Local Planning Authority have considered the proposed demolition works against the EIA regulations and the response is outlined below. The proposal type is listed in category 10 (a) 'Industrial estate development projects' of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017.

It is indicated that consideration should be given by the Local Planning Authority to potential significant effects on the environment where the area of development exceeds 0.5 hectare.

The site area subject to the works is approximately 1.6 hectares in size and the area covered by the buildings proposed to be demolished would also exceed the threshold set out within the EIA regulations.

A such it is necessary to assess the proposals against the EIA regulations and the criteria in Schedule 3 of the regulations. Having taken into account the criteria in Schedule 3 to the Town and Country Planning (Environmental Impact Assessment)(England) Regulations; the level of mitigation proposed to undertake the demolition works including that these are undertaken in accordance with best practice and relevant statutory requirements and standards, it is

considered that the proposed demolition would not be likely to have significant effect on the environment for the following reasons:

Whilst there would be some temporary environmental effects during demolition activities, such impacts would not likely to be long term effects, the period of demolition works is indicated as being for a 13 week period. The site would result in a cleared site and as such there would be a visual change in the area following the demolition of the buildings on site. This effect is considered to be likely to be a medium to short-term effect prior to the sites future redevelopment but is not in any event considered to be significant beyond the local area in which the site is located. There are no likely significant long-term impacts in terms of noise, waste, flooding, land contamination, highways, archaeology, ecology.

Given the nature, scale and location of the proposal, the impacts of the development, which could include highways issues, would not be significant in terms of the receiving environment and existing land uses. Whilst it is concluded that the demolition activity would have some impact on the surrounding area these on their own have been judged to not be significant to warrant a formal Environmental Impact Assessment for the proposed demolition works.

Any future application for the redevelopment of the site is likely to need to be screened in accordance with EIA regulations given the size of the site.

Impact and Method of Demolition

The application has been accompanied by a demolition management plan and supporting documents which detail the satisfactory amelioration and mitigation of any effects including around the removal of asbestos. No objection to these documents or the method of demolition has been received from consultees.

The submitted statements detail site specific requirements, including details of site access, disconnection of services, material removal, the provision of an exclusion zone for safe working, traffic management, personal protective equipment, emergency arrangements, dust suppression/air quality, and best practice measures.

The demolition contractor is to undertake the works in accordance with the procedures as set out in the Construction (Design and Management) Regulations 2015. The contractor will follow best practice procedures relating to:
- site tidiness;
- traffic management;
- ongoing operations;
- emergency procedures;
- asbestos-containing materials;
- site security; and
- health monitoring (i.e. exposure to hazardous substances / Hand Arm Vibration etc)

A variety of demolition equipment would be used to remove the structures, buildings and materials that contain asbestos and the demolition process is expected to take 13 weeks. A plan has been provided setting out the sequence of demolition works and expected timescales.

On the basis of the submitted, information, it is not believed that the proposed demolition works would give rise to serious, detrimental environmental impact on the surroundings. The condition of the site post demolition is considered satisfactory. As such, the works are considered acceptable.

Condition of the site following clearance

Post demolition, the site area is to be cleared (e.g. any materials and debris generated will be removed). Buildings to be demolished are to be taken to slab level the foundations will be assessed and the ground made good and integrated within the surrounding ground works which are to be left after the completion of the works. Following the demolition of the buildings, the site is to be secured and public access restricted, in preparation for future redevelopment. This is considered acceptable.

Ecology

A preliminary Bat roost and Emergence Survey has been submitted which concludes the development carries a very low risk of injuring and/or killing bats or disturbing/destroying bat roosts. Appropriate 'informatives' are provided should any bats be encountered during works and to ensure nesting bird are afforded the necessary consideration.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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: No objection

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

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 received on the 17th June and 10th July 2025:

Cover Letter from Savills dated 12th June 2025
Site notice statement prepared by Kier Sharston Limited dated 11th June 2025

Hookstone Group Demolition Method Statement dated 4th July 2025
Visual Programme received 10th July 2025
Site set up received 10th July 2025
Drawing 25006-HFR-AV-XX-DR-A-0301 Rev P2 Demolition Site Plan
Arbtech - Preliminary Roost Assessment dated 29th January 2025
Arbtech - Bat Emergence and Re-Entry Surveys (BERS) dated 11th June 2025

Informatives

1) INFORMATIVE 1: Cadent Gas Ltd have confirmed that they own and operate the gas infrastructure within the area of your development and have requested the following to be included as an informative to this decision.

Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The original holding objection was triggered due to the presence of a High Pressure Major Accident Hazard Pipeline (MAHP)

The minimum building proximity distance (BPD) for the pipelines and associated installations is as follows:

Partington - Stockport has a 8 metre Building Proximity Distance

The building proximity distance taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission and IGEM/TD/3 Edition 5 Steel and PE pipelines for gas distribution

Your responsibilities and obligations

This informative does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact Cadent at plantprotection.nw@cadentgas.com quoting reference 37827315.

2) INFORMATIVE 2: The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

3) INFORMATIVE 3 - The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

4) INFORMATIVE 4: Whilst the building to be demolished is very low risk for bats, the applicant is reminded that under the 2019 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).

5) INFORMATIVE 5: Work (including building demolition and any vegetation and site clearance) should be timed to avoid the main bird nesting season (March - August inclusive) unless checks have been undertaken by a suitably qualified expert to show that nesting birds are absent.

6) INFORMATIVE 6: A dilapidation survey of nearby highway is required prior to demolition/construction to ensure highway is repaired if damaged. A dilapidation survey will be required post demolition/construction and provided to MCC's Event and Traffic Management team via email: highwaynetworkmanagement@manchester.gov.uk

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
Article 4 Direction - Wythenshawe PD Restriction - Class B1(a) To C3
Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3
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) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA