

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142521/DEM/2025
Date registered valid: 25 March 2025
Proposal: Prior Approval for demolition of warehouse
Address: 440 Hollinwood Avenue, Manchester, M40 0AE
Ward(s): Charlestown Ward

Applicant: Lidl Great Britain Limited
Agent (if any): Mr Jake Challinor-Smith, Rapleys LLP
Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: No Objection
Date of recommendation: 12 May 2025

Application details

Type of application: Proposed demolition

Development type: Notifications

Standard consultations:

Printed: 27 March 2025 Expired: 17 April 2025

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

The site relates to a large, single-storey industrial building presently occupied by Barr soft drinks. The premises are currently used as part of the company's distribution operations.



View of application building (Extract Google Maps)

The proposed building to be demolished is surrounded by hard standing used for car parking/servicing, save for narrow strips of soft landscaping to the site frontage and along the eastern boundary of the site.

The site is enclosed by metal Paladin fencing gates along the Hollinwood Avenue perimeter with a double vehicular access gates onto the road.

The site is not situated within a conservation area and the buildings on-site are not listed. There are no statutorily protected trees and the given the limited amount of greenery on site, the site is considered to be of limited ecological importance.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated within an area that is mixed use character including a children's day nursery which bounds the site to the west and a parade of local shops and commercial uses, including a veterinary practice to the opposite side of Hollinwood Avenue.

The wider area including to the northern and eastern boundaries of the site is predominantly residential in nature, mainly comprising two storey, semi-detached dwellinghouses.

Description of development

Prior Approval is sought for the demolition of the existing industrial building, pursuant to Part 11 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015.

The project relates to the demolition of existing buildings and associated car parking areas located on the site to form a clear site for the potential construction of a new Lidl supermarket in the future.

Demolition is anticipated to commence from the 1 July 2025.

Consultations & Notification Responses

Local Residents/Occupiers

No representations received.

Environmental Health

Following initial concerns surrounding a lack of noise surrounding noise control, a revised document has been submitted containing acceptable details.

Highway Services

A detailed Demolition and Construction Method Statement has been provided as part of the planning submission. Site access and egress will be via an existing access point on Hollinwood Avenue, with a trained banks person. An appropriate waste management plan is in place, this is acceptable to highways ensuring no obstruction on the highway. The proposed highway mitigation measures, perimeter fencing, working hours and dust suppression are also considered appropriate. On-site car parking is provided.

All contractor and construction vehicles should to be accommodated within the site boundary or alternatively within an appropriate off-road compound.

Prior to the works commencing the contractor undertaking the works should contact the appropriate officers at the MCC Highways Applications and Network Resilience teams to discuss and agree any requirements.

Issues

Principle

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. All other matters are considered below for completeness.

It is maintained that the whilst the proposed development would have some impact on the immediate area, any environmental or planning issues area capable of being appropriate mitigated. Namely, through the implementation of the submitted Method Statement that has been submitted in support of the application which details the procedures, sequence and method of works to be undertaken.

On this basis, the proposed demolition works are considered acceptable.

Impact and Method of Demolition

The application has been accompanied by Demolition Method Statement which details the satisfactory amelioration and mitigation of any effects.

The submitted Statements detail site specific requirements, including details of site access, disconnection of services, community engagement, material removal, traffic management, asbestos removal, personal protective equipment, emergency arrangements, dust suppression/air quality, and best practice measures.

On the basis of the submitted, information, it is not believed that the proposed demolition works would have any serious, detrimental environmental impact on the surroundings, including adjoining buildings. Environmental Health and Highway Services raise no concerns to the proposed means of demolition. 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). This is considered acceptable.

Residential Amenity

Whilst there are residential occupiers which flank the site to its northern and eastern boundaries they would not be directly impacted, provided the mitigation contained within the submitted Demolition Method Statement is adhered to. Demolition is also anticipated to be short-lived and temporary in duration. Working hours are stipulated to prevent undue disturbance outside daytime hours. On this basis, the impact is considered satisfactory.

Conclusion

Provided the mitigation detailed within the submitted reports are implemented, the means of demolition and the condition of the site post demolition is considered to be acceptable.

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 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

The City Council is satisfied that the demolition work in this case is satisfactory and will not have a significant impact on the environment. This decision is based on the following documents:

- Location Plan (Ref: P401);
- Site Plan (Ref: P400);
- Covering letter from Rapleys dated 25 March 2025.

Received by the City Council as Local Planning Authority on 25 March 2025.

- Demolition and Construction Method Statement.

Received by the City Council as Local Planning Authority on 8 May 2025.

Informatives

1) Whilst there is no evidence of bats on site, the applicant is reminded that under Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 it is an offence to disturb, harm or kill bats. If a bat is found 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) Demolition works shall be confined to the following hours:

- Monday - Friday: 7.30am - 6pm.

-Saturday: 8.30am - 2pm.

-Sunday / Bank holidays: No work.

3) Prior to the works commencing the contractor undertaking the works should contact the appropriate officers at the MCC Highways Applications and Network Resilience teams to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips at highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Appendix 2 – Planning constraints

-