

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142088/DEM/2025
Date registered valid: 6 February 2025
Proposal: Demolition of former Peacocks clothing store
Address: 36 The Birtles, Manchester, M22 5RF
Ward(s): Woodhouse Park Ward

Applicant: Manchester City Council
Agent (if any): Mr Paul Shuker, Lambert Smith Hampton
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 4 March 2025



Application details

Type of application: Proposed demolition

Development type: Notifications

Standard consultations:

Printed: 7 February 2025 Expired: 28 February 2025

Neighbour notifications

Printed: 7 February 2025 Expired: 28 February 2025

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

Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

Demolition of former Peacocks clothing store within the Wythenshawe Civic Centre.

Consultations & Notification Responses

Local Residents/Businesses – No comments received.

Highway Services – Have made the following comments:

- Vehicular access to the site for construction vehicles appear to be from an adopted service access/footway route via Fleming Road, turning right onto the adopted Hale Top and then travel towards the retail units. A gated barrier and dropped kerb are present at the access point off Flemming Road. Construction vehicles will travel this route and be positioned within the public realm for off-loading of demolition plant which will then be relocated directly within the site compound. It is noted that banksmen will be present at all times during plant movement operations & demolition. This should include any construction vehicle manoeuvres associated with the site.
- It is noted that construction deliveries to the site will take place prior to 7am and vehicles will be removed by 7am. Highways requests that all vehicular movement take place outside of both the AM and PM peak period.
- No information has been provided on the type of construction vehicle to access the site. A 20t demolition rig is to be delivered and located within the site hoarding. Highways requests that a swept path analysis is provided demonstrating the largest anticipated construction

vehicle entering the site, manoeuvring and exit in a forward gear. The vehicle profile should also be provided.

- Clarification is sought from the applicant regarding the following:
 - o The number of construction/delivery vehicles expected per day to the site, including size of vehicle;
 - o Location of the site welfare compound. This should be within the site boundary and demonstrated on an updated plan.
 - o A copy of the Traffic Management Plan should be provided to Highways for review;
 - o Car parking arrangement for contractors and visitors;
 - and o A dilapidation survey of nearby highway to ensure highway repaired if damaged;
- Highways requests that the following are provided:
 - An updated dimensioned plan demonstrating the hoarding line at each phase/stage of the demolition works including public realm/footway width retained.
 - An updated dimensioned plan demonstrating the extent of the proposed hoarding following demolition works and until the public realm re-landscaping works are complete.
 - Anticipated duration of the proposed hoarding that will remain in place until the public realm works are complete.
- Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.
- 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
- 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

Environmental Health – Suggested the imposition of a condition requiring the submission of a demolition management plan and one restricting the hours of working.

Issues

Principle – The principle of the proposed demolition is considered acceptable. 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 Impacts – The applicant have submitted a detailed ecology report which has concluded the following:

- Neither the site nor adjacent land is allocated for biodiversity purposes within the Manchester Local Plan Development Framework.
- There are no notable habitats on site or within 250m of the site.
- No protected or notable species were recorded within or adjacent to the site from the past 10 full years.
- The site lies within the SSSI Impact Risk Zone (IRZ) for Cotteril Clough SSSI. The proposals do not meet the risk criteria for the SSSI, therefore, consultation with Natural England is not applicable.

- Three Natural England European Protected Species (EPS) mitigation licences have been identified for within 2km of the site. These all relate to bat species. The closest of these is located approximately 1.5km southwest.

In light of the above it is considered that the proposal would have no impact upon any known ecological features.

Residential Amenity – The nearest residential accommodation is approximately 195 metres away to the east and as such it is not believed that the proposed demolition works would have a detrimental impact upon existing amenity levels. Notwithstanding this, it is still considered prudent to attach the two conditions recommended by Environmental health to ensure that any impact is minimised.

Pedestrian and Highway Safety – Highways Services have raised a number of points which require clarification, e.g. hoarding location and traffic management. It is considered that requiring these details to be submitted as part of the Demolition Management Plan would ensure that there is no impact upon the existing levels of pedestrian and highway safety enjoyed within the vicinity of the site.

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: Approve

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:

- a) Submitted drawings, received on 6 February 2025
- b) Site Access and Logistic Plan, received on 6 February 2025
- c) Ecological Report, received on 6 February 2025
- d) Demolition Method Statement, received on 17 February 2025

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

3) Prior to the commencement of development, a Demolition Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan;
- Sheeting of construction vehicles;
- Details of proposed hoarding, including location;
- Traffic Management Plan
- Location of parking facilities for contractors and visitors
- A dilapidation survey of nearby highway to ensure highway repaired if damaged;

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

Reason - To safeguard the amenities of nearby residents pursuant to policies EN19 and DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

Informatives

1) Highway Services – Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

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

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Greater Manchester Ecology Unit

First Floor Suites 4-7, Alderman Downward House, The Birtles, Manchester, M22 5RF
First Floor Suite 1, Alderman Downward House, The Birtles, Manchester, M22 5RF
First Floor Suite 2 To 3, Alderman Downward House, The Birtles, Manchester, M22 5RF
Second Floor, Alderman Downward House, The Birtles, Manchester, M22 5RF
First Floor Suites 8-11, Alderman Downward House, The Birtles, Manchester, M22 5RF
Civic Centre, Rowlandsway, Manchester, M22 5RG
17 Hale Top, Manchester, M22 5RN
14 Hale Top, Manchester, M22 5RN
Adult Education Centre, The Birtles, Manchester, M22 5RF
Hale Top House, Hale Top, Manchester, M22 5RQ
19 Hale Top, Manchester, M22 5RN
16 Hale Top, Manchester, M22 5RN
12 Hale Top, Manchester, M22 5RN
Betfred, Unit 15, Hale Top, Manchester, M22 5RN
23A The Birtles, Manchester, M22 5RF
34 The Birtles, Manchester, M22 5RF
32 The Birtles, Manchester, M22 5RF
Second Floor, Hale Top House, Hale Top, Manchester, M22 5RQ
21 The Birtles, Manchester, M22 5RF
25 The Birtles, Manchester, M22 5RF
23 The Birtles, Manchester, M22 5RF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA