

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 141706/DEM/2024  
**Date registered valid:** 10 December 2024  
**Proposal:** Prior approval for demolition of buildings on site  
**Address:** Chorlton Square Shopping Centre, Barlow Moor Road, Manchester, M21 9AQ  
**Ward(s):** Chorlton Ward

**Applicant:** PJ Livesey Homes (6) Limited and Tameside Metropolitan Bo...  
**Agent (if any):** Mr Joe McElhone, CBRE  
**Case officer:** Robert Griffin  
Tel: 0161 234 4527  
Email: robert.griffin@manchester.gov.uk

**Recommendation:** No Objection  
**Date of recommendation:** 06.01.2024

## Application details

**Type of application:** Proposed demolition

**Development type:** Notifications

### Standard consultations:

Printed: 11 December 2024

Expired: 4 January 2025

### Neighbour notifications

Printed: 11 December 2024

Expired: 4 January 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

**Listed building:** Not applicable

**Conservation area:** Boundary of Wilbraham Road/Edge Lane Conservation Area 2005 is immediately adjacent the site

**Tree Preservation Order:** Not applicable

The prior notification for demolition relates to vacant buildings at Chorlton Square Shopping Centre located within the Chorlton District Centre bounded by Wilbraham Road, Nicholas Road and Barlow Moor Road in Chorlton. The site currently comprises the vacant Chorlton Precinct shopping centre together with Graeme House office building and associated areas of car parking, landscaping and hard standing. The site is not located within a Conservation Area but it does lie immediately adjacent Wilbraham Road/Edge Lane Conservation Area. There are no designated heritage assets within the site.



***Buildings to be demolished within the edged red area***

The prior notification application is accompanied by: Application Forms; Covering Letter; Site Location Plan (incl. area of proposed works) (Ref. 131 00 1002 - B); Demolition Management Plan (including Method Statement); Site Management Plan; Site Investigation Report & Remediation Strategy; Phase 1 Desk Study (Ground Conditions Report); GPRS and Topographical Surveys; Ecological Impact Assessment; Utilities Statement; and Arboricultural Method Statement.

It is indicated that the site is to be brought forward in the future for a scheme for its redevelopment and the demolition is being advanced to any future planning applications.

MCC Environmental Health – Suggests the imposition of conditions concerning contaminated land (watching brief) and the implementation of a Demolition Management Plan.

Greater Manchester Ecology Unit – The submitted surveys have been reviewed and there is no reason to doubt the findings and no further surveys or licencing is required in respect of bats. The applicant should be 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).

Additionally, as per the EclA, the building should be demolished outside of the nesting bird season (March-September, inclusive) where possible. Should any of the works be undertaken during the nesting bird season, a pre-removal check for nesting birds must be carried out by a suitably experienced Ecological Clerk of Works (ECoW) no more than 48 hours prior to the works commencing. There appear to be no other ecological issues associated with this demolition.

MCC Highways - No significant issues are raised in respect of highways impacts of the proposed demolition works.

Two comments were received from adjacent businesses and premises owners on Wilbraham Road regarding the proposed demolition works and potential impacts on their premises stability and structure as a result of vibration and demolition of Graeme House.

In response to the comments raised the submitted Method Statement indicates that communication with stakeholders is to be undertaken to manage issues such as noise, vibration and dust which are to be minimised and managed throughout the demolition works. Noise and vibration from demolition machines is to be minimised with structures being demolished using hydraulic rams rather than impact hammers.

## EIA Screening

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 (b) 'Urban 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:

- (i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or
- (ii) the development includes more than 150 dwellings; or
- (iii) the overall area of the development exceeds 5 hectares

The area subject to the works is approximately 0.87 hectares in size and would not fall within the thresholds set out within the EIA regulations, although it is noted that there is a wider area associated with the Shopping Centre laid out as hardstanding for car parking but is not within the area identified for the demolition works on the location plan. Nevertheless, it is considered good practice 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 above Regulations, the proposal 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 site would result in a cleared site and as such there would be a visual change in the area following the demolition of the Shopping Centre and Graeme House. This effect is considered to be likely to be a medium to short-term effect prior to the site's 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.

## Demolition work

The proposed works encompass the demolition of buildings within the site but retention of one commercial unit fronting Wilbraham Road and occupied by Costa coffee. Prior to demolition there would be works comprised of asbestos removal, and soft strip of structures followed by demolition of superstructures and then removal of substructures. Works would then follow to processing of inert materials and removal from site of all other wastes. The works are anticipated to take place over a 20 week period.

All asbestos containing materials will be removed under controlled conditions by suitably trained personnel as defined in L143 "Working with Asbestos Containing Materials" Control of Asbestos Regulations Regulation 10, all in accordance with Control of asbestos regulations 2012. Any asbestos removed from the site will be as controlled waste. Waste asbestos will be suitably wrapped or packaged and placed in lockable skips. Disposal will be to licensed disposal facility by license carrier under the necessary consignment documentation.

During the works a watching brief is to be in place to ensure the controls in place to control dust migration are suitable. Prior to commencing any activity where dust could potentially be created the supervisor is to ensure suppression controls are implemented and checked to ensure functional prior to the works commencing. Dust will typically be controlled by dampening down as required by applying water spray manually and the use of machine mounted sprays and ground-based atomiser units. On a daily basis during operations with the potential to create dust the site supervisor will undertake offsite inspections to monitor for evidence of any dust migration off the site with the result of the check recorded in the site diary.

Noise levels during the works will be indicatively monitored to ensure levels do not exceed 75dBA at the boundary

A method statement for hand demolition works to separate the occupied Costa Coffee unit and the building to be demolished is set out.

All works are to be carried out in compliance with 'BS 6187:2011 Code of practice for full and partial demolition'.

Demolition materials are to be processed on site to form recycled construction aggregate product and stockpiled in a manner to prevent dust and runoff to drains prior to the sites redevelopment. Materials that cannot be processed for on-site reuse would be disposed of off-site in the correct manner for the type of material being removed from site.

#### Ecology

The application is accompanied by an ecological impact assessment dated November 2024. This confirms that given the sites context and distance between the site and statutory and non-statutory sites no adverse direct or indirect effects are anticipated to any designated sites with works following best practice and incorporation of pollution prevention measures.

Non-native species - The removal of cotoneaster present on site is recommended to be removed by a specialist invasive species contractor prior to works starting on site.

Bats – Three trees (T1, T15 and T22) were identified as having potential for roosting bats but these are not expected to be impacted by the proposals and the submitted arboricultural method statement confirms these are to be retained and protected during demolition works. No roosting bats were identified within the site buildings during the 2023 and 2024 surveys and therefore roosting bats are considered to be likely absent from the buildings. An informative is proposed relating to bats in general but a condition is proposed to ensure that the three trees identified as having potential roosting protection are suitably protected.

Birds – Trees, buildings and shrub on site offer the potential for nesting birds and removal of these should be avoided during bird nesting season.

Hedgehogs – Precautionary working methodologies are recommended to be implemented to avoid impacts to this species.

#### Trees

To facilitate demolition some trees are required to be removed (9 in total) , these predominantly relate to trees and shrubs within the internal car park, the accompanying tree survey indicates these trees to be of poor quality that exhibit decline. Other mitigation to protect trees to be retained are also set out in the accompanying report and a condition that this should be followed as part of the demolition works is proposed.

### **Conclusion**

In light of the application content, the size of the site which is below and it is not believed that the proposed demolition works would have any significant environmental impact on it surroundings. As such, the works are considered satisfactory a number of informatives are proposed in relation to ensuring final details of demolition are supplied/adhered to as set out in the application submission.

### **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**

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 upon the following submitted information received on the 10<sup>th</sup> December 2024:

- Application Forms;
- Covering Letter
- Site Location Plan (incl. area of proposed works) (Ref. 131 00 1002 - B)
- Demolition Management Plan (including Method Statement)
- Site Management Plan
- Site Investigation Report & Remediation Strategy
- Phase 1 Desk Study (Ground Conditions Report)
- GPRS and Topographical Surveys

- Ecological Impact Assessment
- Utilities Statement
- Arboricultural Method Statement

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

CONDITION 1 (Tree Protection) - In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained during the demolition works on the Tree Removal and Protection Plan - Demolition: reference 16173\_P04 within the submitted Arboricultural Method Statement prepared by Tyler Grange dated November 2024.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved Tree Removal and Protection Plan - Demolition: reference 16173\_P04 before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area; and which have the potential for roosting bats; in order to protect the character of the area, and protected species which may be present on the site in accordance with policies EN9 and EN15 of the Core Strategy.

CONDITION 2 (Demolition Management Plan) - The demolition works shall be undertaken in accordance with the Demolition Management Plan received on 10 December 2024.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

CONDITION 3 (Hours of Demolition) - Notwithstanding the information contained within the Demolition Management Plan referred to in Condition no. 2, the demolition works shall be confined to the following hours:

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

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

INFORMATIVE 1 - Work (including building demolition and any vegetation and site clearance) should be timed to avoid the main bird nesting season (March - August inclusive) unless it can otherwise be demonstrated by a suitably qualified expert that no active bird nests are present.

The applicant needs to be aware of the legal protection that certain species receive and that this decision does not negate the need to abide by the laws that are in place to protect biodiversity. If at any time any protected species are found or are suspected of being present on the site and

adversely affected by the development, work should cease immediately, and an ecologist/LPA should be contacted.

INFORMATIVE 2 - The applicant should be advised that any requirements for licensing, hoarding/scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Management teams via Email - [highwaylicences@manchester.gov.uk](mailto:highwaylicences@manchester.gov.uk) and [highwaynetworkmanagement@manchester.gov.uk](mailto:highwaynetworkmanagement@manchester.gov.uk).

INFORMATIVE 3 - 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

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
Neighbourhood Team Leader (Arboriculture)  
Greater Manchester Ecology Unit

Flat 1, 15 Manchester Road, Chorlton, Manchester, M21 9JQ  
Flat 6, 13 Manchester Road, Chorlton, Manchester, M21 9JQ  
4 Oswald Road, Manchester, M21 9LH  
2 Nicolas Road, Manchester, M21 9LQ  
486A Wilbraham Road, Manchester, M21 9AS  
464B Wilbraham Road, Manchester, M21 9AS  
William Hill, 482 Wilbraham Road, Manchester, M21 9AS  
Flat 3, 2A Oswald Road, Manchester, M21 9LH  
2 Oswald Road, Manchester, M21 9LH  
448C Barlow Moor Road, Manchester, M21 0BQ  
448B Barlow Moor Road, Manchester, M21 0BQ  
448A Barlow Moor Road, Manchester, M21 0BQ  
14 Oswald Road, Manchester, M21 9LH  
6 Oswald Road, Manchester, M21 9LH  
23 - 25 Chorlton Place, Manchester, M21 9AQ  
484A Wilbraham Road, Manchester, M21 9AS  
486 Wilbraham Road, Manchester, M21 9AS  
496B Wilbraham Road, Manchester, M21 9AS  
2 Chorlton Place, Manchester, M21 9AQ  
15 Chorlton Place, Manchester, M21 9AQ  
466 Wilbraham Road, Manchester, M21 9AS  
2 Warwick Road, Manchester, M21 0AU  
Royal Oak, 440 Barlow Moor Road, Manchester, M21 0BQ  
456 - 458 Barlow Moor Road, Manchester, M21 0BQ  
The Beagle, Ground Floor, 456 - 458 Barlow Moor Road, Manchester, M21 0BQ  
496 Wilbraham Road, Manchester, M21 9AS  
6 Chorlton Place, Manchester, M21 9AQ  
Flat At, Royal Oak, 440 Barlow Moor Road, Manchester, M21 0BQ  
Flat 4, 2A Oswald Road, Manchester, M21 9LH  
Flat 1, 13 Manchester Road, Chorlton, Manchester, M21 9JQ  
Flat 5, 13 Manchester Road, Chorlton, Manchester, M21 9JQ  
Flat 4, 13 Manchester Road, Chorlton, Manchester, M21 9JQ  
Second Floor, 456 - 458 Barlow Moor Road, Manchester, M21 0BQ  
Shop Adjacent 20 To 22, Chorlton Place, Manchester, M21 1AQ  
Ground Floor To Seventh Floor, Graeme House, Chorlton Place, Manchester, M21 1AQ  
Funeral Parlour Junction Nicholas Road, Manchester Road, Chorlton, Manchester, M21 9PN  
21 Chorlton Place, Manchester, M21 9AQ  
8 Chorlton Place, Manchester, M21 9AQ  
466A Wilbraham Road, Manchester, M21 9AS  
466B Wilbraham Road, Manchester, M21 9AS  
478A Wilbraham Road, Manchester, M21 9AS  
464 Wilbraham Road, Manchester, M21 9AS  
Flat 2, 2A Oswald Road, Manchester, M21 9LH  
Flat 3, 13 Manchester Road, Chorlton, Manchester, M21 9JQ  
Car Parking Spaces, 448 Barlow Moor Road, Manchester, M21 0BQ  
Wood And Woolfstein Dental Practice, 452 Barlow Moor Road, Manchester, M21 0BQ  
Chorlton Health Centre, 1 Nicolas Road, Manchester, M21 9NJ

484 Wilbraham Road, Manchester, M21 9AS  
488 Wilbraham Road, Manchester, M21 9AS  
492 Wilbraham Road, Manchester, M21 9AS  
496A Wilbraham Road, Manchester, M21 9AS  
17 Chorlton Place, Manchester, M21 9AQ  
482A Wilbraham Road, Manchester, M21 9AS  
Flat 1, 2A Oswald Road, Manchester, M21 9LH  
Flat 2, 15 Manchester Road, Chorlton, Manchester, M21 9JQ  
Flat 2, 13 Manchester Road, Chorlton, Manchester, M21 9JQ  
448 Barlow Moor Road, Manchester, M21 0BQ  
450 Barlow Moor Road, Manchester, M21 0BQ  
Graeme House, Chorlton Place, Manchester, M21 1AQ  
490 Wilbraham Road, Manchester, M21 9AS  
19 Chorlton Place, Manchester, M21 9AQ  
7 - 9 Chorlton Place, Manchester, M21 9AQ  
480 Wilbraham Road, Manchester, M21 9AS  
4 Chorlton Place, Manchester, M21 9AQ  
446 Barlow Moor Road, Manchester, M21 0BQ  
Hannia Ltd, 444 Barlow Moor Road, Manchester, M21 0BQ  
Coral, 442 Barlow Moor Road, Manchester, M21 0BQ  
438 Barlow Moor Road, Manchester, M21 0NW  
Flat 3, 15 Manchester Road, Chorlton, Manchester, M21 9JQ  
Ground Floor And First Floor, 498 - 500 Wilbraham Road, Manchester, M21 9AP  
First Floor, 456 - 458 Barlow Moor Road, Manchester, M21 0BQ  
Chorlton Bail Hostel, 10 - 12 Oswald Road, Manchester, M21 9LH  
8 Oswald Road, Manchester, M21 9LH  
490A Wilbraham Road, Manchester, M21 9AS  
492A Wilbraham Road, Manchester, M21 9AS  
464A Wilbraham Road, Manchester, M21 9AS  
12 - 14 Chorlton Place, Manchester, M21 9AQ  
5 Chorlton Place, Manchester, M21 9AQ  
1 Chorlton Place, Manchester, M21 9AQ  
454 Barlow Moor Road, Manchester, M21 0BQ  
Proof Bar, 30A Manchester Road, Chorlton, Manchester, M21 9PH  
16 Oswald Road, Manchester, M21 9LH  
11 - 13 Chorlton Place, Manchester, M21 9AQ  
494 Wilbraham Road, Manchester, M21 9AS  
20 - 22 Chorlton Place, Manchester, M21 9AQ  
16 - 18 Chorlton Place, Manchester, M21 9AQ  
10 Chorlton Place, Manchester, M21 9AQ  
478 Wilbraham Road, Manchester, M21 9AS

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Article 4 Direction - South Manchester PD Restriction - Class B1(a) To C3  
Conservation Area - Wilbraham Road/Edge Lane Conservation Area 2005  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: SOUTH AREA