

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141628/DEM/2024
Date registered valid: 29 November 2024
Proposal: Prior Approval application for the demolition of Alpha House
Address: Alpha House, Rowlandsway, Manchester, M22 5RG
Ward(s): Woodhouse Park Ward

Applicant: Mr G Morley Wythenshawe Community Housing Group Limited
Agent (if any): Mr Jack Dickinson Nexus Planning
Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: No Objection
Date of recommendation: **24.12.2024**

Application details

Type of application: Proposed demolition

Development type: Notifications

Standard consultations:

Printed: 3 December 2024 Expired: 24 December 2024

Neighbour notifications

Printed: 2 December 2024 Expired: 23 December 2024

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: Not applicable

Tree Preservation Order: Not applicable

Application site

The prior notification relates to a vacant 8 storey building known as Alpha House located adjacent to Wythenshawe Civic Centre to the west and is bound by Wavell Road to the north and east and a vacant building formerly occupied by Buzz Bingo to the south. The site measures approximately 0.36 hectares.

The prior notification application is accompanied by: a Construction Phase Plan; Outline Demolition Methodology; Preliminary Roost Assessment; Nocturnal Bat Survey Report; Demolition Method Statement and Bat Survey. These have been assessed by the Greater Manchester Ecology Unit, Manchester City Council Highway Services and Environmental Health teams who raise no significant issues with respect of the proposed works.



Alpha House identified red

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 brought forward in advance of any future planning applications due to the site attracting anti-social behaviour and is in a poor condition.

MCC Environmental Health have reviewed the submitted details and have confirmed that these are acceptable subject to an informative around demolition hours.

Greater Manchester Ecology Unit

Bats

A preliminary bat survey was undertaken on 26th June 2024 and comprised an internal and external inspection of the building. No bats or signs of bats were found during the survey, but a number of potential bat roosting features were identified and the building was considered to have a moderate potential to support roosting bats. Further surveys, in the form of nocturnal emergence surveys were therefore recommended. Two nocturnal emergence surveys were undertaken on 14/08/2024 and 03/09/2024. No bats were seen to emerge from the building during either survey and only low levels of bat activity recorded around the site. No further surveys are therefore considered necessary at this time and works can proceed with a low risk to roosting bats. Bats are mobile in their habits and can be found in the most unlikely places we would therefore recommend that an informative is applied to any permission

Nesting Birds

The building was assessed as having potential to support nesting birds. All birds, with the exception of certain pest species, and their nests are protected under the terms of the Wildlife and Countryside Act 1981 (as amended). We would therefore recommend that demolition works should not be undertaken in the main bird breeding season (March-August inclusive), unless

nesting birds have found to be absent, by a suitably qualified person. GMEU recommend that an informative to this effect be placed on any permission.

Feral pigeons were present on most of the floors within the building. Pigeons are capable of breeding throughout the year. Nesting pigeons have legal protection under the terms of the Wildlife & Countryside Act 1981 (as amended) and a general license will be required from Natural England to allow work to proceed that would damage pigeon's nests. The licence can be downloaded from Natural England's website. GMEU suggest that an informative to this effect be placed on any permission.

MCC Arborists- Recommend that the onsite trees should be adequately protected during the demolition phase.

MCC Highways - The submitted information and follow up responses from the applicant have been considered. No significant issues are raised in respect of highways impacts of the proposed demolition works. An informative is proposed to be attached to any decision relating to any potential works to the highways to provide a temporary access.

A response was received by a neighbouring business that raised some concerns about impacts on their operation during demolition activities. The applicant was provided with a copy of those comments and has responded to points raised. Whilst there are comments around the operation of that neighbouring business it is considered that the demolition process can be managed to mitigate these and impacts.

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 application site area is 0.36 hectares and would not fall within the thresholds set out within the EIA regulations. 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 be 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 Alpha House. This effect is considered to be likely to be a 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 have been judged to not be significant to warrant a formal Environmental Impact Assessment.

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 the surroundings. As such, the works are considered satisfactory a number of informatives are proposed to deal with protected species, tree protection measures and temporary highway works.

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

Article 35 Declaration

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 upon the following submitted information:

- Application Forms;
- Site Location Plan (Ref: 3995A-LB-XX-XX-D-A-110000 Rev P01;
- Existing Site Plan (Ref: 3995A-LB-XX-XX-D-A-110001 Rev P01);

- Construction Phase Plan, prepared by Connell Brothers Demolition;
- Outline Demolition Methodology, prepared by Connell Brothers Demolition;
- Preliminary Roost Assessment, prepared by E3P;
- Nocturnal Bat Survey Report, prepared by E3P;
- Tree Survey, prepared by Mulberry;
- Site Notice Statement
- Site logistics Plan Issue 1 CBL522
- Swept path analysis (Ref: 410.066255.00001 -TR100)

Informatives

1) Any requirement for temporary dropped kerb for vehicles to access the site from Wavell Road would require an application for a Section 50 license. This should be undertaken with liaising with Manchester City Council's Highway Network Management team who can be contacted via: highwaynetworkmanagement@manchester.gov.uk.

2) 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.

3) Whilst the building to be demolished has not found bats roosting within it, 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). Natural England should also be informed.

4) Demolition works should not be undertaken in the main bird breeding season (March-August inclusive), unless nesting birds have found to be absent, by a suitably qualified person.

5) Nesting pigeons have legal protection under the terms of the Wildlife & Countryside Act 1981 (as amended) and a general license will be required from Natural England to allow work to proceed that would damage pigeon's nests.

6) The protection of trees on and adjacent the site to be retained shall be undertaken in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction'.

Appendix 1 – List of consultees & neighbours notified

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

1E Hale Top, Manchester, M22 5RN
1C Hale Top, Manchester, M22 5RN
2B Hale Top, Manchester, M22 5RN
2A Hale Top, Manchester, M22 5RN
Offices, 17 Rowlandsway, Manchester, M22 5RG
8 Frimley Gardens, Manchester, M22 5TE
First Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
Unit 5, Alpha House, Rowlandsway, Manchester, M22 5RG
Delta House, Wavell Road, Manchester, M22 5QZ
Northwest Pioneers, Co-Operative House, The Birtles, Manchester, M22 5RE
14B Rowlandsway, Manchester, M22 5RG
14A Rowlandsway, Manchester, M22 5RG
Buzz Blngo, Rowlandsway, Manchester, M22 5RS
Simon House, Brownley Road, Manchester, M22 5RA
McDonald's, 13 Rowlandsway, Manchester, M22 5RG
KFC, 15 Rowlandsway, Manchester, M22 5RG
14C Rowlandsway, Manchester, M22 5RG
Sixth Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
2 Hale Top, Manchester, M22 5RN
20 Frimley Gardens, Manchester, M22 5TE
258 Brownley Road, Manchester, M22 5EB
18 Frimley Gardens, Manchester, M22 5TE
1B Hale Top, Manchester, M22 5RN
1A Hale Top, Manchester, M22 5RN
Unit 1, 17 Rowlandsway, Manchester, M22 5RG
16A Rowlandsway, Manchester, M22 5RG
16 Rowlandsway, Manchester, M22 5RG
1D Hale Top, Manchester, M22 5RN
Ground Floor Front, Alpha House, Rowlandsway, Manchester, M22 5RG
Fifth Floor To Seventh Floor, Alpha House, Rowlandsway, Manchester, M22 1PG
Wythenshawe Initiative Partnership, Rowlandsway, Manchester, M22 5RG
First Floor, Alderman Gatley House, Hale Top, Manchester, M22 5RQ
Second Floor, Alderman Gatley House, Hale Top, Manchester, M22 5RQ
Subway Kiosk 2, Hale Top, Manchester, M22 5RN
Centron House, Rowlandsway, Manchester, M22 5QZ
Fifth Floor Ness Ltd, Alpha House, Rowlandsway, Manchester, M22 5RG
Ground Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
Fifth Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
Fourth Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
Seventh Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
Second Floor And Third Floor, Alpha House, Rowlandsway, Manchester, M22 5RG
4 Frimley Gardens, Manchester, M22 5TE
Ground Floor, Delta House, Wavell Road, Manchester, M22 5QZ
Seventh Floor, Delta House, Wavell Road, Manchester, M22 5QZ
Sixth Floor, Delta House, Wavell Road, Manchester, M22 5QZ
Third Floor, Delta House, Wavell Road, Manchester, M22 5QZ

Second Floor, Delta House, Wavell Road, Manchester, M22 5QZ
First Floor, Delta House, Wavell Road, Manchester, M22 5QZ
271 Woodfield, Manchester, M22 5TB
269 Woodfield, Manchester, M22 5TB
267 Woodfield, Manchester, M22 5TB
265 Woodfield, Manchester, M22 5TB
16 Frimley Gardens, Manchester, M22 5TE
14 Frimley Gardens, Manchester, M22 5TE
12 Frimley Gardens, Manchester, M22 5TE
10 Frimley Gardens, Manchester, M22 5TE
275 Woodfield, Manchester, M22 5TB
273 Woodfield, Manchester, M22 5TB
6 Frimley Gardens, Manchester, M22 5TE
2 Frimley Gardens, Manchester, M22 5TE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA