

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141383/DEM/2024
Date registered valid: 25 October 2024
Proposal: Prior Approval for the demolition of existing buildings
Address: Riverpark Trading Estate, Riverpark Road, Manchester, M40 2XP
Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Mark Waite Kellen Homes
Agent (if any): Miss Ellie Philcox Euan Kellie Property Solutions
Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: No Objection
Date of recommendation:

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 30 October 2024 Expired: 20 November 2024

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

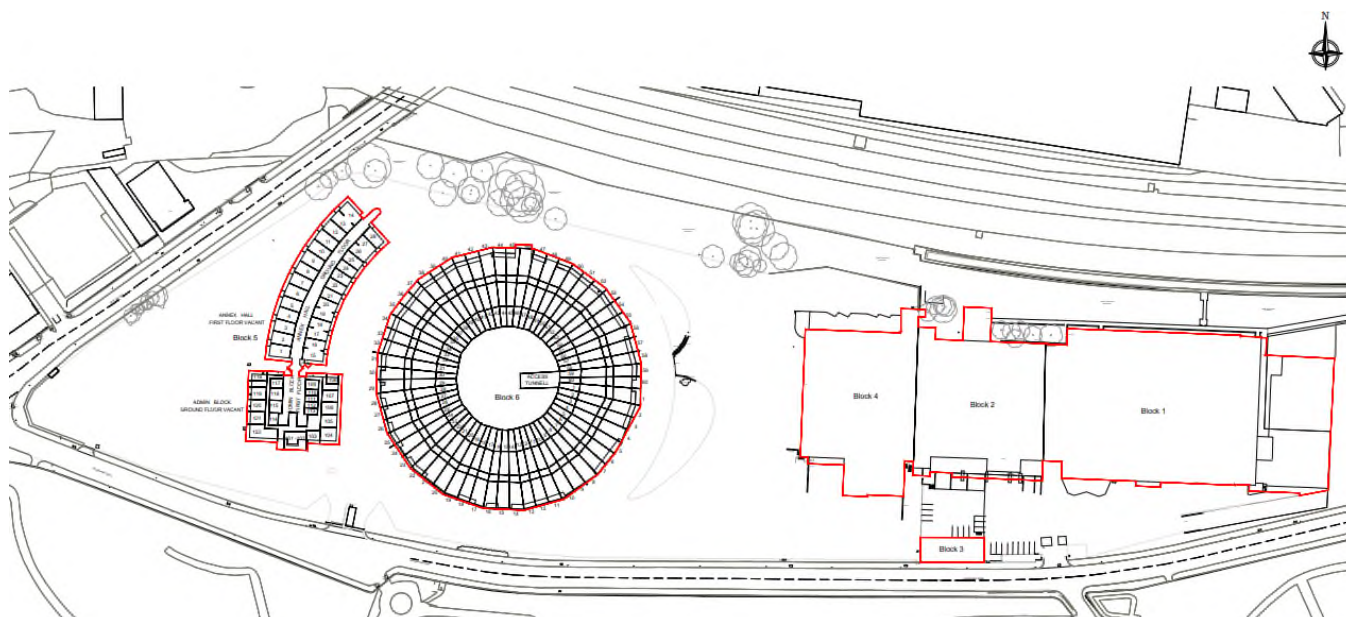
The Riverpark Trading Estate ("the Site") is 7.4 hectares (18.3 acres). It is bounded by Riverpark Road to the south, and the Manchester to Huddersfield railway line to the north. Ten Acres Lane forms the eastern boundary of the Site, with Briscoe Lane forming the western boundary.

The site is within the ownership of Kellen Homes and Great Places Housing Association. The site is currently occupied by a number of buildings relating to its former use as an industrial estate. It is also the site of the former Manchester Abbatoir which is understood to have operated at the Site until 2000.

The site comprises the following buildings:

- Block 1: A two-storey industrial building. The building is currently in a reasonably poor state of repair and is vacant.
- Block 2. Adjoining Block 1 is warehouse space which includes an engineering room and boiler room, which vacant and in a very poor state of repair and unsafe due to a collapsed ceiling.
- Block 3: A two-storey office building in reasonable condition and is vacant.
- Block 4: Adjoining Block 2 is a two-storey commercial unit comprises self-storage units and office space. The building is in reasonable condition and is vacant.
- Block 5 (Annex Hall): Two-storey building in very poor condition. The building is vacant, aside from Unit 25 which is vacating 31 October 2024.
- Block 6: Two-storey multi-let industrial building, largely in poor repair within the top floor currently being unoccupiable due to condition of roof. The building is vacant, apart from Unit 45-46 which is to vacate by 18 November 2024.
- Admin Block: Two-storey office building in poor condition. The building is vacant.

Kellen Homes is currently assessing potential redevelopment options for the site. In the meantime, it wishes to demolish all of the existing buildings on the site, which is considered necessary from a health and safety perspective and to minimise the risk of any anti-social behaviour from occurring following them all being vacated.



Plots to be demolished

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The surrounding area is a mixture of uses. Briscoe Lane is dominated by industrial uses. The Listed Philips Park and Cemetery is located to the south of the site. The site is also located close to the Etihad Campus.

Description of development

Prior Approval for the demolition of existing buildings

Consultations & Notification Responses

Highway Services advise that the demolition Method Statement is considered to be acceptable. The assessments demonstrate that traffic and transport impacts of the proposed demolition works are not considered to be significant.

Environmental Health advise that the noise and dust have been addressed as is the Asbestos removal.

Issues

The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 specifies that certain types of development require an Environmental Impact Assessment (EIA)

to be undertaken. 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 with A threshold exceeding 1 hectare of development other than a dwellinghouse and as such is defined as a development likely to have significant effects on the environment by virtue of factors such as its nature, size or location. The City Council, as Local Planning Authority, has adopted a screening opinion in respect of this matter to determine if this level of assessment was necessary and to determine whether the proposed development was likely to give rise to significant environmental effects.

It is concluded that the demolition works will have some impact on the surrounding area in terms of noise, traffic, dust and emissions. However, the demolition process will generate impacts which are considered to be temporary, predictable and of no more than local significance. In addition, sufficient mitigation can be put in place to ensure that there are no significant environmental impacts that would warrant consideration by an EIA.

On this basis, it has been judged that these will not be significant to warrant a formal Environmental Impact Assessment. Therefore, the opinion of the City Council, as Local Planning Authority, is that an Environmental Impact Assessment is not required in this instance.

Considerations

All buildings are to be demolished, slabs removed and the ground beneath is to be remediated.

A variety of demolition equipment would be used to remove the structures and buildings. Demolition works are expected to take place over a 23-week period.

The working hours are as follows:

8.00 a.m. – 18.00 p.m. Monday to Friday 8.00 a.m. – 13.00 p.m. Saturday

All soft strip materials are to be segregated into their relevant waste streams and placed into the associated skip for recycling / disposal off site. Items for removal include:

- Redundant equipment – particularly Waste Electronic Equipment –
- Fixtures & fittings,
- Light bulbs,
- Furniture,
- Carpet tiles,
- False walls & ceilings,
- Timber, services,
- Cables,
- Light fittings,
- Vinyl wall / ceiling lining,
- Non-structural items of equipment

The site would be secured by a 2.4m steel palisade perimeter fence. The two access points into the site would be secured by electric steel gates.

The site will be closed off to members of the public and only approved individuals will be allowed access.

The site is monitored 24/7 by an external security contractor, using CCTV. An on-site caretaker is also available Monday-Friday 6am-6pm to monitor site access and an on-site security guard is in place during the evenings (6pm-6am) and 24 hours over the weekend.

Bats – The surveys confirmed a likely absence of roosting bats at the buildings to be demolished. Incidental low levels of activity of a common and typical assemblage of bats were identified using the rail embankment corridor to the north. It is recommended that best practice measures are implemented during the demolition, including a protocol to follow in the unlikely event roosting bats are discovered. These recommendations are reflected in the Demolition Method Statement.

Badger – The survey confirmed no evidence of presence, however limited extent of suitable habitat present and historic records in the surrounding area. Precautionary best practice measures are recommended during demolition.

Breeding Birds – The buildings to be demolished provide a limited extent of suboptimal nesting habitat for a restricted range of species likely to be present in the urban setting. It is recommended that demolition works should be undertaken outside of the bird nesting season of March to August (inclusive), or if necessary during this period due to the project programme, only be undertaken following nesting bird checks by a suitably qualified Ecologist. Given the extent and condition of habitats present, and the urban location, it is not considered any further pre-determination Breeding Bird Surveys are proportionate or justified in this instance.

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 on the Proposed Demolition Plan; Demolition Method Statement; Asbestos Demolition Survey and programme; and Ecological Impact Assessment received by the City Council, as Local Planning Authority, on the 25 October 2024

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
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
HSE COMAH Zone - H1485 OZ - Bradford Road Holder Station (East) Outer Zone
Hazard - Major Accident Hazard Pipeline - East Manchester
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
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 (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 (Middle) -
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) -
Area Team Boundary - Name: CENTRAL