MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140821/DEM/2024
Date registered valid:	20 August 2024
Proposal:	Prior Approval for the demolition of existing bridge
Address:	Barlow Hall Refuse Bailey Bridge, Manchester, M21 7PG
Ward(s):	Chorlton Park Ward
Applicant:	Mr Ian Doughty, Manchester City Council
Agent (if any):	
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**17 September 2024**

Application details

Type of application: Proposed demolition

Development type: Notifications

Standard consultations:
Printed: 20 August 2024 Expired: 11 September 2024

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
A site notice has been produced and displayed by the applicant since mid-August 2024.

Press advert
No press advert had been published

Departure from Development Plan: No

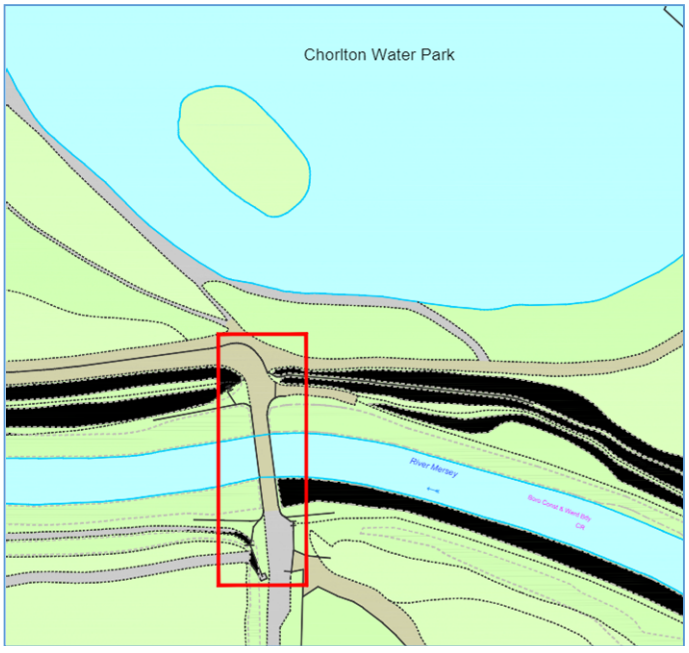
Environmental Statement: Not required

Description of site/building/area

The application site refers to the existing Bailey Bridge, a crossing point over the River Mersey. The bridge was built during World War 2, installed across the River Mersey in the 1960s, was assigned a 5-ton classification in 2015 and has been closed since February 2024.

The existing bridge is sited directly south of Chorlton Water Park and circa 200m from the residential fringe of Chorlton.

There are Public Rights of Way (ProW) as well as National Cycle Network (NCN) 62 within the vicinity of the site. This area is designated as Green Belt.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant (Manchester City Council) is seeking Prior Approval for the demolition of Barlow Hall Refuse Bailey Bridge, across the river Mersey.

Consultations & Notification Responses

Local responses
None

Consultee responses

Highway Services – No objections.

CONTEXT:
The application seeks consent for the Prior Approval for the demolition of existing bridge at Barlow Hall Refuse Bailey Bridge, Manchester, M21 7PG.

Bailey Bridge is located to the south of Chorlton Water Park providing a crossing point over the River Mersey.

Following a structural inspection in 2023, Bailey Bridge has been declared structurally unsafe and closed to any public use and has been decommissioned. A demolition of the existing bridge is required to enable the replacement with a new one at the same location.

There are Public Rights of Way (ProW) as well as National Cycle Network (NCN) 62 within the vicinity of the site.

HIGHWAYS RESPONSE:

A Demolition Method Statement has been provided as part of the planning submission. Site access and egress will be via the access road off Willenhall Road.

It is noted that for the 650T vehicular crane a banksperson will present from Willenhall Road and along the access road to ensure identification & safety of potential pedestrians &other road users.

A site office & welfare area, and a bridge strip down location is noted within the site boundary and away from the highway.

It is noted that a Waste Management Plan will be implemented to recycle/dispose of demolition waste.

Environmental Health – No objections subject to conditions for Demolition hours and Demolition Management Plan (Demolition hours are the subject of an informative)

MCC Flood Risk Management – No objections.

Environment Agency – No objections.

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:
JP-Strat14 – A Sustainable and Integrated Transport Network
JP-S1 – Sustainable Development
JP-S4 – Flood Risk and the Water Environment
JP-G3 – River Valleys and Waterways
JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
JP-G9 – The Green Belt
JP-P1 – Sustainable Places
JP-C6 – Walking and Cycling

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
T 1 – Sustainable Transport (partially superseded by PfE)
EN 13 – Green Belt
EN 17 – Water Quality
EN 18 – Contaminated Land and Ground Stability
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC26 – Development and Noise

National Planning Policy Framework

The NPPF (2023) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment

Issues

Principle of development:

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 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 following:

- Construction (Design and Management) Regulations 2015 (CDM 2015).
- Management of Health and Safety at Work Regs 1999
- Health and Safety at Work etc. Act 1974
- Environmental Protection Act
- Local council permits

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.

Notwithstanding the above, given the concerns of Environmental Health, a condition requiring submission of a Demolition Management Plan is suggested in this instance.

Ecological Impact:

The Environmental Agency has reviewed the Prior Approval for Demolition proposal and have no objection in principle. The EA confirmed that as the only works happening above the river channel are the fixing of the bridge to the crane/ installation of the cradle prior to lifting, no FRAP permit is required as long as the works are not completed in high flow (i.e. if the works are completed outside winter months).

An ecological survey of the site area has been undertaken by Thomson environmental consultants Ltd on 15/08/2024. The survey identified Himalayan balsam around both bridge abutments, with Japanese knotweed also present at the north bridge abutment.

A Precautionary Working Method Statement (PWMS) has been provided which includes a summary of the characteristics of Himalayan balsam and Japanese knotweed, relevant legislative considerations, as well an explanation of the working methods to be implemented in order to comply with such considerations.

Manchester City Council operate vegetation management in the area and have confirmed that they will undertake vegetation clearance around the abutments prior to the Ground Investigation works.

Pedestrian and Highway Safety:

Given the contents of the demolition management statement, the scale of the proposed demolition works and the availability of off-street parking and servicing areas, it is not considered that the demolition works would have a detrimental impact upon the current levels of pedestrian and highway safety enjoyed within the vicinity of the site.

Impact on residential amenity:

The nearest residential accommodation along Woodlake Avenue is approximately 210 metres away from the site due east and as such it is not believed that the proposed demolition works would have an unduly detrimental impact upon existing amenity levels, especially given the contents of the Demolition Method Statement which would ensure any disturbance is kept to a minimum.

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 polices 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

1. 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 on the following information:

- BBD-MCC-XX-XX-DR-A-0001: Site Location Plan
- Demolition Management Statement (Prepared by Jamieson Contracting; Dated 16/08/2024)
- Precautionary Working Method Statement (Prepared by Thomson Environmental Consultants; Dated 16/082024)

All stamped as received by the City Council as Local Planning Authority on 20/08/2024 unless specified otherwise.

2. Demolition Management Plan
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 and;
- Sheeting of construction vehicles.

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 SP1, EN19 and DM1 of the Manchester Core Strategy.

Informatives

1. Demolition Hours
Demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
   - 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Environment Agency

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Green Belt Land - Green Belt Area (LDF)

Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA