

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139081/DEM/2024
Date registered valid: 6 February 2024
Proposal: Prior approval application for the demolition of garage out-building
Address: Crumpsall Clinic, Humphrey Street, Manchester, M8 9JS
Ward(s): Crumpsall Ward

Applicant: NHS Property Services
Agent (if any): Miss Megan Askham, Planning & Design Practice
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: No objection
Date of recommendation: 5 March 2024

Application details

Type of application: Proposed demolition

Development type: Notifications

Standard consultations:

Printed: 9 February 2024 Expired: 1 March 2024

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

The applicant has confirmed the display of a site notice on 24 January 2024.

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site is located close to the north-east junction of Humphrey Street and Cheetham Hill Road. The surrounding area comprises retail, commercial and warehouse uses. The application site comprises a part two, part single storey building with corridor link. It is used for the delivery of community health services. The proposed demolition relates to the removal of a flat roof block of garages situated adjacent to the western site boundaries. A grade II listed building is located immediately to the west of the application site (former library building at 10 Cheetham Hill Road).

Description of development

The proposed demolition would involve:

- i. The demolition of the garage block.
- ii. Retention of wall to the western boundary with associated reinstatement of brickwork and addition of coping stones.
- iii. Managed removal of waste materials, including asbestos.
- iv. Removal of existing hardstanding areas and related re-surfacing.
- v. Demarcation of hardstanding areas to form five car parking space.



Fig.1 – Demolition plan (buildings to be demolished hatched red)

Consultations & Notification Responses

Environmental Health – The following comments have been received:

- i. The demolition plan should be supplemented with details relating to:
 - Measures to control noise and vibration;
 - Dust suppression measures;
 - A community consultation plan and;
 - Sheeting of construction vehicles.
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- ii. Demolition works should be limited to the following hours:
 Monday - Friday: 7.30am - 6pm
 Saturday: 8.30am - 2pm
 Sunday / Bank holidays: No work

Highway Services – The following comments have been received:

- i. A demolition safety plan has been submitted and appropriately identifies site access and egress. Waste management arrangements are also considered to be acceptable.
- ii. The proposed highway mitigation measures, perimeter fencing, working hours and dust suppression measures are considered appropriate.
- iii. Contractor and construction vehicles should to be accommodated within the site boundary or alternatively within an appropriate off-street location.
- iv.
- v. 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 Network Management Team

Heritage and Urban Design – The following comments have been received in respect of the impact of the development on the neighbouring listed former library building:

- i. The existing buildings about the rear of the neighbouring listed library and appear to be modern and of no heritage value and as such the principle of removal is acceptable. The building is constructed in brick with flat roof and there may be some physical connection between it and the neighbouring listed building. The brick does not seem to be bonded in but could be fixed in other ways and the roof must have some type of connection / flashing detail where it meets the rear of the library.

- ii. The outbuildings will need to be removed very carefully to avoid damage during demolition works. Nor should the retained structure be left in a condition that would leave it vulnerable, thereby causing further deterioration of the listed building.
 - iii. Proposed works should be confined to the removal of modern elements and should not affect the original fabric of the library or later additions such as any buttresses or features of interest.
 - iv. The demolition plan confirms that a specialist demolition contractor will produce a method statement and sequencing proposal for the works and this will need to be assessed and agreed to ensure the methods used, building protection and making good is being adequately considered.
 - v. The document also refers to the removal of paint from the wall and repointing works, which is supported, However the specification and method of paint removal would need to be agreed along with specification and samples of any repointing works (as these could potentially impact on the character of the heritage asset).
- A condition is recommended to ensure approval and implementation of a method statement relating to address the above points.

Greater Manchester Ecology Unit - No comments received.

Issues

Principle of the proposed works – Given the age and condition of the buildings identified for demolition, the proposed works would be appropriate subject to appropriate demolition management to mitigate harm and disturbance.

Impact on the listed building – The applicant has been advised of the need for a condition to ensure that the proposed works are related to demolition methodology. Given the limited scale of the works, it is considered that, subject to the included condition, demolition can be suitably managed without undue harm to the listed building.

Demolition management and environmental impact – The application has been submitted with a detailed management plan. It sets out the stages of demolition, including the removal of asbestos, debris and waste. It also details the reinstatement of a wall to the boundary and resurfacing of hardstanding areas. The management of the demolition area would be ensured through its enclosure with Heras fencing.

Notwithstanding the comments of Environmental Health, the demolition plan identifies measures to:

- i. Notify neighbours prior commencement of demolition and the display of site notices.
- ii. Suppress dust.

The applicant has confirmed:

- i. The sheeting of construction vehicles when removing waste from the site;
- ii. Working hours would be limited to:
Monday to Friday: 7.30 am to 6.00pm
Saturday: 8.00 am to 1.30pm
Sunday and Bank Holidays – No work.

It is considered that the above, would secure the appropriate management of demolition works.

Residential amenity – The nearest housing is located approximately 124 metres from the application site and with further screening from neighbouring buildings. Noise and disturbance from demolition would be limited to a two month period and restricted to daytime working and

restricted to weekend work. The methodology to safeguard the listed building will involve the use of hand tools and reduced mechanical dismantling thereby reducing potential noise and disturbance. On balance, it is considered that potential harm to residential amenity would be for a limited duration and manageable.

Ecology – Potential impact on protected species would be addressed through the Wildlife & Countryside Act 1981 and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Any appropriate prior approval application could be potentially related to informatives advising:

- i. Under the 2019 Regulations 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.
- ii. The demolition hereby approved together with the removal or other work to trees, shrubs or hedges within the application site shall be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Conclusion – In the absence of appropriate supporting information, the requirement for prior approval of demolition would not be met.

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

N/A

Condition(s) to be attached to decision for approval

1) The City Council is satisfied that the demolition works in this case will not have a significant impact on the environment. This decision is based on the following documents as stamped as received by the City Council as local planning authority on 28 April 2023 and 10 May 2023:

Application forms to determine if prior approval is required for a proposed: Demolition of Buildings - The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Site location plan Ref: J000428.T.0

Block plan (indicating extent of ground resurfacing) Ref: J000429.T.01

Block plan (indicating extent of demolition) Ref: J000429.T.01

Demolition Safety Plan Site: Crescent Bank Health Centre M8 9JS, Rev V1 dated 6 February 2024 (amended by email from Planning Design confirming the following working arrangements:

- i. The sheeting of construction vehicles when removing waste from the site;
- ii. Working hours would be limited to:

Monday to Friday: 7.30 am to 6.00pm

Saturday: 8.00 am to 1.30pm

Sunday and Bank Holidays – No work.

2) Before the commencement of the authorised demolition, a method statement shall be submitted to and approved in writing by the City Council as local planning authority detailing the following measures to safeguard the character and appearance of the neighbouring listed building (Former Library, 10 Cheetham Hill Road):

- i. Sequencing of works;
- ii. Building protection (protection of the heritage asset during works);
- iii. Equipment being used - more care will be needed closer to the building - large heavy demolition equipment should be avoided;
- iv. Method of carrying out the works, including hand dismantling where necessary
- v. Any 'hold and discovery point' including how the building is attached to establish what would be a suitable way of dismantling;
- vi. Making good works, including a schedule of repairs and making good including removing vegetation;
- vii. Cleaning and pointing specification and any other repair specifications;
- viii. Details of the interface of any new landscaping / surfacing works with the existing building;
- ix. Details of new bollards.

Reason – On order to safeguard the setting and appearance of a listed building and in the interests of the character and amenities of the area, pursuant to policies SP1, EN3 and Dm1 and saved policy DC19 of the Unitary Development Plan.

3) The demolition hereby approved together with the removal or other work to trees, shrubs or hedges within the application site shall be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local bio-diversity and nature conservation, pursuant to policy EN15 of the Core Strategy for the City of Manchester.

Informative

1) 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 Network Management teams via email [-highwaylicences@manchester.gov.uk](mailto:highwaylicences@manchester.gov.uk) and highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Greater Manchester Ecology Unit

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA