MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138523/DEM/2023
Date registered valid:	13 November 2023
Proposal:	Prior approval for the demolition of the existing industrial buildings
Address:	Former Walkers Of Manchester Printing Site, 73 Crabtree Lane, Manchester, M11 4GU
Ward(s):	Clayton & Openshaw Ward
Applicant:	Chancerygate Manchester Ltd
Agent (if any):	Mr Nick Brookman, Hourigan Planning
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	No objection
Date of recommendation:	9 January 2024

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit: 8th December 2023

Standard consultations:
Printed: 14 November 2023 Expired: 5 December 2023

Neighbour notifications
Printed: 14 November 2023 Expired: 5 December 2023

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/ area
The proposed development site relates to the former Walkers of Manchester Printing site at Crabtree Lane to the north of the Ashton Canal.
The Ashton Canal is a Grade A Site of Biological Importance and is separated from the site by a part single, part double height industrial premises. The site covers an area of approximate 0.926 ha and comprises industrial buildings and hard-surfaced areas. The wider area comprises a mix of uses, including retail stores to the north and north-east of the site, industrial premises to the south and south east, and public house and vehicle repair garage to the west. The above details demonstrate the character of the area within which the works would be situated.
The application relates to the demolition of former industrial buildings used in connection with a printing business. The main building is set back from Crabtree Lane by an area of hardstanding used for parking and servicing.

The site does not contain any listed building, nor it is located in a Conservation Area.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development
The application relates to the demolition of former industrial buildings used in connection with a printing business.
The buildings are being removed from site to enable the re-development of the site for the erection of 9 no. units (in 3 no. buildings) with access and servicing arrangements, car parking, landscaping and associated works (Use Classes E(g) (iii) B2 and B2) following demolition of existing buildings and structures (ref: 138914), which is currently under consideration.
To the Crabtree Lane boundary, a brick built sub-station is located which is owned and operated by Electricity North West. This building does not form part of the demise and is to remain in-situ.

The scope of demolition works required at the industrial park includes for the demolition of a number of large warehouse buildings, office buildings and general stores, following the removal of any asbestos containing materials and or hazardous material identified prior to demolition. The primary buildings on the site comprise 5 parallel industrial bays of varying age and construction. To the front of these units is a two-storey office block.

Externally the buildings comprise brick and metal sheeting and are internally lined with concrete, plaster and plasterboard. There are two standalone brick-built structures – one to the front of the premises and the other to the rear. These buildings feature flat roofs with timber doors. To the south-east corner of the site, there is a metal clad building with an open front and barrel vault roof.

The main works to be carried out on the site is the demolition of the former industrial premises within the site, which will be demolished using mechanical, demolition specification excavators, as set out in the Outline Method Statement – ref: 198.MS01.00 dated 19.12.2023.

The works therefore include:

- Removal of all asbestos containing materials on the site.
- An initial soft strip of all non-structural fixtures and fittings, waste and furniture, prior to the commencement of any demolition works to aid the segregation of waste materials for offsite recycling.
- Demolition of all above ground structures on the site.
- The breaking and removal of all existing slabs and hard standings including all footings and foundations.
- The subsequent removal of all demolition arisings, off site to a licensed disposal or recycling facilities, other than those clean brick and concrete materials, of which are suitable to be crushed on site and stockpiled in locations agreed with the client and subject to satisfactory testing, ensuring compliance to 6F2 specification.
- All basements and voids to be backfilled with certified 6F2 crushed material and the site graded to ensure it is free of any trip of fall hazards.

All works were to be undertaken are within the site boundary.

The demolition works, including all enabling works are anticipated to be completed within 12 weeks. The start date has not yet been confirmed however it is expected to be within the first quarter of 2024.

The working hours in the submitted Dust Risk Assessment and Hazard Management Plan are referenced as being 08:00 to 18:00 Monday to Friday , and 08:00 to 13:00 on Saturdays . With no demolition or demolition activities on Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority. No other site operations, including delivery of materials, plant and equipment would be carried out outside of these hours unless of an exceptional nature.

Throughout the duration of the demolition works, access/egress to the site will be gained directly from the main gated entrance. An estimation of vehicular movements has been provided for the phases of the works, including site set up (5 trips per day), asbestos removal (6 trips per day), strip out works(8 trips per day), demolition works(8 trips per day), processing and crushing of arisings (6 trips per day), and demobilisation (5 trips per day).

The swept path analysis has identified that the maximum size vehicle able to access the site is a 9m long 4 axle tipper. This means that low loaders will not be able to access the site or

Crabtree Lane. Furthermore, this northern section of Crabtree Lane terminates at the Ashton Canal, with no turning is available. Traffic routing forms part of the submitted Traffic Management Plan both in terms of a one way system proposed within the site, and routing from the M60 motorway to the site.

In regard to dust suppression mitigation measures such as road sweepers/bowsers/dust boss would be used on the site on a full-time basis for the duration of the demolition activities. The equipment would be used for the dampening of the surfaces of dust sources as required. All dusty materials would be sprayed with water immediately prior to any loading, unloading or transfer operations, so as to keep the materials damp. Demolition Services although contracted to crush all suitable hardcore material for future re-use, would keep large stockpiles of waste material on site to a minimum. Any stockpile of dusty materials would be either covered entirely by impervious sheeting or placed in an area sheltered on the top and the three sides or sprayed with water so as to keep the entire surface wet. The height of the stockpiles would not exceed 8 metres.
Furthermore, dust monitoring stations would be identified on site and following baseline air quality levels being determined; with daily monitoring to be carried out at each point. Where levels are reported to have exceeded permitted levels, works on site would cease and following further assessment and implementation of controls works would be permitted to continue.

Consultations & Notification Responses

Local Businesses /Occupiers - No representations received.

Environmental Health - 15.11.2023 -The submitted document entitled 'Demolition Method Statement' states that the demolition contractor's method statements will include details of measures to control dust, noise and vibrations, including the preparation of a Dust Management Plan. Appendix E – I&l Demolition Specification, which is understood to be the Demolition Specification issued to contractors for the tendering process, does not fully address all matters of concern and they therefore recommend that the agreement of these measures is required via the following condition:

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.
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.

Further comments 04.01.2024 following the submission of additional information.
Have no objection to the proposal – the strip out and demolition method statements are acceptable.

Highway Services – 23.11.2023
A demolition method statement has been provided as part of the planning submission.

Highways have no objections to the demolition of the site in principle, subject to confirmation of the following:
o The number of vehicles expected per day, including size of vehicle;
o Confirmation via a site plan to show that all contractor parking can be accommodated on site, highlighting the waste storage areas, loading/unloading areas, welfare area, and fence location;
o Swept path to show that the largest expected vehicle can enter and exit the site in a forward gear;
o A waste management plan which should ensure no obstruction on the highway.

Prior to the works commencing the contractor undertaking the works should contact the appropriate officers in the Highways Network teams via Email - highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk The associated hoardings and fencing to be erected around the site may require highway licences. Any temporary traffic regulation orders for the closures of any highway on a temporary basis will need discussion. As part of the licensing and approvals process the routing of construction traffic and site access arrangements will be determined.

Further comments 08.01.2024 following the submission of additional information.
The updated submitted documents provide the requested information. Highways advise they are satisfied and have no objections to the demolition of this site in principle.

Greater Manchester Ecology unit- 01.12.2024.
The application is accompanied by an ecology report (Urban Green, September 2023) which included a daytime bat survey. This assessment was undertaken following best practice guidelines by a suitably experienced ecologist.
No evidence of bats was found during the survey and the buildings for demolition was found to have negligible potential to support roosting bats. The buildings and trees/scrub on the site do have potential to support nesting birds.
Based on the above, they would make the following recommendations for the building demolition only: 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 that no active bird nests are present. An informative should be used so that the applicant is aware of the legal protection that certain species receive and that the granting of planning permission 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

Issues

Environmental Impact Assessment
A screening opinion was prepared and issued on 9th January 2024, that concluded that the proposed demolition would have some local impact on the surrounding area. However, these impacts were fully assessed, and it was concluded that they would not be significant enough to be of more than local importance and therefore did not warrant a formal Environmental Impact Assessment. It was considered that impacts including noise and traffic generation would be satisfactorily managed through implementation of works in accordance with the approved documents. Given the size of the site and nature buildings to be removed, it was considered that the issues would only be of local importance and due to the satisfactory mitigation of any effects as detailed within the submitted report, an Environmental Impact Assessment would not be required.

Demolition arrangements
The submitted Demolition Method Statement dated November 2023 received 9th November as updated by:-Dust Risk Assessment and Hazard Management Plan ref: 198.1.DM.00 dated 19.12.2023; Traffic Management Plan ref: 198.1.TMP.00 dated 20.12.2023; Waste Management Plan ref: 198.1.WMP.00 dated 19.12.2023; Outline Method Statement – ref: 198.MS01.00 dated 19.12.2023; details the scope of works , and layout ; demolition works; typical welfare arrangements; demolition methodology; and completion timeframe. It is considered that the proposed demolition works would be managed through the implementation of the measures within the submitted documentation, and would be contained within proposed hours of working and over a period of 12 weeks. It is considered that positive benefits would be gained from the demolition buildings and subsequent future development of the site in conjunction with the construction of 9 no. units ((Use Classes E(g) (iii) B2 and B2

Residential Amenity
On the basis of the working hours in the submitted documentation, the nature of the uses in the vicinity of the site and that the nearest residential property at 1018 Ashton New being 76m to the north east of the site and there bring 34.7 m from the living accommodation above the public house to the south west of the site , when considered in conjunction with the limited timeframe for the works to be undertaken, it is not considered that the works would have given rise to significantly adverse noise impacts.

The demolition works are considered to be a short term localised impact with no long term impacts expected, and whilst the demolition would impact on the area, these impacts are unlikely to be so significant to warrant being considered as part of an EIA, or to prevent the demolition of the specified buildings.

Ground Conditions
The Outline Method Statement references the presence of asbestos within building no.3, but not in building nos. 1& 2 . Building no.4 had not been accessed at the time of the asbestos survey , and confirms all licensed materials would be subject to 14 day notification to the HSE prior to removal, with no demolition works being carried out until all licensable materials have been removed from the building being demolished.

Visual impact of the works
The proposed demolition of all the buildings on the site referenced above would have an impact by virtue of the removal of buildings visible in the skyline in this area of the City. However, it is considered that the buildings within the site have negligible architectural merit.
It is not considered that the resultant visual impact would be significantly harmful to visual amenity to require consideration through an EIA.

Sustainability
The submitted documentation states that materials would be reused here possible, and if surplus material arising from the demolition cannot be re-used in its present form, but could be used in a different form it could be re-cycled.

Ecology
The application is accompanied by a Preliminary Ecological Appraisal (PEA), which identifies that suitable habitats for common amphibians, nesting birds, commuting and foraging bats, hedgehogs and badgers were present on the site . The following migration measures were referenced:

- Precautionary Working Methods during the construction phase for badgers.
- Any vegetation should not be removed during the breeding bird season.
- Reasonable avoidance measures for common amphibians and hedgehog.

- Lighting mitigation should accord with guidelines in regard to bats.

The PEA states that no further surveys are required, but a CEMP for any future development at the site should be produced.
The submitted Bat Roost Assessment that the building have negligible roosting potential, and that no use by bats was found.

Trees
Whilst there are trees and vegetation present on the western boundary of the site and within the area of the site in proximity to the eastern boundary, as part of the planning submission confirmation has been received that demolition operations would not result in any trees being removed.

Impacts to the adjacent highways
The works are located within an existing industrial / commercial area which is accessed directly form a main radial route. It is acknowledged that there would have been impacts to the local highway network during the demolition process, but that these were predictable, would vary through the demolition process and be localised in nature. It is not considered that there would have been any significant impact upon the highway network to warrant consideration by an EIA. It is considered that there is ample scope for vehicles to access and egress the site, and that detailed consideration has been given to vehicle routing both to and within the site.

Conclusion
In light of the content of the submitted information and plans, it is not believed that the proposed demolition works will have any serious environmental impact on its surroundings. As such, the works are considered satisfactory and no further detail is required, and the requirement for prior approval of demolition would 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 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: No objection

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

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 document received on 9th November 2023:
Covering letter from planning agent ref: 2023-11-09 dated 09 November 2023 confirming the demolition operations would not result in any trees being removed.
Site location plan ref: 23168-UMC-XXXX-SI-DR-A-0502 rev.P01;
Topographical Survey plan ref: 473333_T rev.0
Preliminary Ecological Appraisal ref: UG2066 Issue No. 02
Preliminary Roost Assessment ref: UG2066 dated 03 November 2023;

and the following documents and plan received on 21st December 2023 :

Demolition Method Statement dated November 2023 received 9th November as updated by:-
Dust Risk Assessment and Hazard Management Plan ref: 198.1.DM.00 dated 19.12.2023;
Traffic Management Plan ref: 198.1.TMP.00 dated 20.12.2023;
Waste Management Plan ref: 198.1.WMP.00 dated 19.12.2023;
Outline Method Statement – ref: 198.MS01.00 dated 19.12.2023;
Swept Path Analysis 4 Axle Tipper plan

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 that no active bird nests are present.
The applicant needs to be aware of the legal protection that certain species receive and that the granting of planning permission 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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit

1022 Ashton New Road, Manchester, M11 4PD
Unit 2 Subway, 1000 Ashton New Road, Manchester, M11 4PD
Walkers Of Manchester, Crabtree Lane, Manchester, M11 4GU
Aldi, Ashton New Road, Manchester, M11 4PD
5 Ralph Street, Manchester, M11 4PF
926 Ashton New Road, Manchester, M11 4GT

928 Ashton New Road, Manchester, M11 4GT
813 Ashton New Road, Manchester, M11 4GS
821 Ashton New Road, Manchester, M11 4GS
6 Tobermory Close, Manchester, M11 4TB
Advertising Right On Gable Of 940, 940 Ashton New Road, Manchester, M11 4GT
Top Flat, 859 Ashton New Road, Manchester, M11 4PA
851 Ashton New Road, Manchester, M11 4PA
20 Tobermory Close, Manchester, M11 4TB
1018 Ashton New Road, Manchester, M11 4PD
Home Bargains Limited, Ashton New Road, Manchester, M11 4PD
76 Crabtree Lane, Manchester, M11 4GU
891A Ashton New Road, Manchester, M11 4PB
885 Ashton New Road, Manchester, M11 4PB
797 Ashton New Road, Manchester, M11 4QS
914 Ashton New Road, Manchester, M11 4GT
916 Ashton New Road, Manchester, M11 4GT
934 Ashton New Road, Manchester, M11 4GT
932 Ashton New Road, Manchester, M11 4GT
809 Ashton New Road, Manchester, M11 4GS
811 Ashton New Road, Manchester, M11 4GS
817 Ashton New Road, Manchester, M11 4GS
819 Ashton New Road, Manchester, M11 4GS
Clayton Fast Food & Balti House, 859 Ashton New Road, Manchester, M11 4PA
853 Ashton New Road, Manchester, M11 4PA
19 Ralph Street, Manchester, M11 4PF
21 Ralph Street, Manchester, M11 4PF
2 Howgill Street, Manchester, M11 4RS
887 Ashton New Road, Manchester, M11 4PB
924 Ashton New Road, Manchester, M11 4GT
936 Ashton New Road, Manchester, M11 4GT
807 Ashton New Road, Manchester, M11 4GS
938 Ashton New Road, Manchester, M11 4GT
Top Flat, 940 Ashton New Road, Manchester, M11 4GT
Flat Above, 861 Ashton New Road, Manchester, M11 4PA
857 Ashton New Road, Manchester, M11 4PA
Sgb Services Plc, Clayton Industrial Estate, 71 Crabtree Lane, Manchester, M11 4GU
Eyres Forging Ltd, Crabtree Lane, Manchester, M11 4GU
Unit 12, Clayton Industrial Estate, 71 Crabtree Lane, Manchester, M11 1BR
Asphaltic Roofing Supplies, Clayton Industrial Estate, Crabtree Lane, Manchester, M11 1BR
4 Howgill Street, Manchester, M11 4RS
Iceland Frozen Food, Ashton New Road, Manchester, M11 4DE
11 Ralph Street, Manchester, M11 4PF
889 Ashton New Road, Manchester, M11 4PB
871 Ashton New Road, Manchester, M11 4PB
875 Ashton New Road, Manchester, M11 4PB
918 Ashton New Road, Manchester, M11 4GT
922 Ashton New Road, Manchester, M11 4GT
8 Tobermory Close, Manchester, M11 4TB
14 Tobermory Close, Manchester, M11 4TB
940 Ashton New Road, Manchester, M11 4GT
18 Tobermory Close, Manchester, M11 4TB
Higher Openshaw Community School, Saunton Road, Manchester, M11 1AJ
79 Crabtree Lane, Manchester, M11 4GU
Indoors Droylsden Ltd, Crabtree Lane, Manchester, M11 4GU

Former CMB Packaging (UK) Ltd, Stokes Street, Manchester, M11 4QX
13 Ralph Street, Manchester, M11 4PF
9 Ralph Street, Manchester, M11 4PF
4 Seymour Road South, Manchester, M11 4PG
869 Ashton New Road, Manchester, M11 4PB
877 Ashton New Road, Manchester, M11 4PB
881 Ashton New Road, Manchester, M11 4PB
803 Ashton New Road, Manchester, M11 4QS
815 Ashton New Road, Manchester, M11 4GS
16 Tobermory Close, Manchester, M11 4TB
COHENS CHEMIST, 861 Ashton New Road, Manchester, M11 4PA
Top Flat, 853 Ashton New Road, Manchester, M11 4PA
1020 Ashton New Road, Manchester, M11 4PD
883 Ashton New Road, Manchester, M11 4PB
873 Ashton New Road, Manchester, M11 4PB
879 Ashton New Road, Manchester, M11 4PB
795 Ashton New Road, Manchester, M11 4QS
930 Ashton New Road, Manchester, M11 4GT
799 Ashton New Road, Manchester, M11 4QS
Top Flat, 851 Ashton New Road, Manchester, M11 4PA
849 Ashton New Road, Manchester, M11 4PA
Top Flat, 849 Ashton New Road, Manchester, M11 4PA
22 Tobermory Close, Manchester, M11 4TB
Building 13, Eyres Forging Ltd, Crabtree Lane, Manchester, M11 4GU
Unit 11, Clayton Industrial Estate, 71 Crabtree Lane, Manchester, M11 1BR
Unit 1 Greggs, 1000 Ashton New Road, Manchester, M11 4PD
6 Howgill Street, Manchester, M11 4RS
7 Ralph Street, Manchester, M11 4PF
2 Seymour Road South, Manchester, M11 4PG
863 Ashton New Road, Manchester, M11 4PB
867 Ashton New Road, Manchester, M11 4PB
920 Ashton New Road, Manchester, M11 4GT
805 Ashton New Road, Manchester, M11 4GS
2 Tobermory Close, Manchester, M11 4TB
24 Tobermory Close, Manchester, M11 4TB
3 Stokes Street, Manchester, M11 4QU
17 Ralph Street, Manchester, M11 4PF
8 Howgill Street, Manchester, M11 4RS
15 Ralph Street, Manchester, M11 4PF
891 Ashton New Road, Manchester, M11 4PB
865 Ashton New Road, Manchester, M11 4PB
801 Ashton New Road, Manchester, M11 4QS
12 Tobermory Close, Manchester, M11 4TB
10 Tobermory Close, Manchester, M11 4TB
4 Tobermory Close, Manchester, M11 4TB
855 - 857 Ashton New Road, Manchester, M11 4PA
855A Ashton New Road, Manchester, M11 4PA

Appendix 2 – Planning constraints

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
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 (Middle) -
Area Team Boundary - Name: NORTH AREA