

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136600/DEM/2023

Date registered valid: 15 February 2024

Proposal: Prior Approval of demolition of a pre-fabricated concrete structure attached to the main school building via a link corridor

Address: St Margaret Marys RC Primary School, St Margarets Road, Manchester, M40 0JE

Ward(s): Charlestown Ward

Applicant: The Board of Governors St Margaret Marys RC Primary School

Agent (if any): Mr Mike Briggs Bradbury Consulting

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: No objection

Date of recommendation: 7th March 2024

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: Expired:

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The site relates to St. Margaret Mary's RC Primary school on St Margarets Road in New Moston. The wider site covers an area of approximate 0.907 ha and comprises school buildings and hard-surfaced area across the northern portion of the site, and grassed areas and additional hard surfaced play spaces to the south of the building.

The school site is bounded by the buildings forming the Presentation Convent to the north, with the M60 motorway running further to the north of the convent. To the east is a rail line, to the south is St. Margaret Mary's RC Church, presbytery and church hall, and there are residential properties 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 a prefabricated concrete structure attached to the main school building via a link corridor, and sited to the northwest of the main school building and screened by the main school building from St Margarets Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The application relates to the demolition of a prefabricated concrete building used in connection with providing school kitchen and dining room facilities (no demolition works to main school building would be undertaken).

The existing structure has been deemed by the school to be inefficient, dated and nearing the end of its life, providing unsuitable and unhygienic facilities for pupils and staff, and that the repair of this structure is no longer cost effective.

Demolition would be completed via a combination of both hand and machine methods to ensure that works are carried out in a safe manner. It is proposed that any remaining materials used in the construction would be salvaged where possible. All other low value materials such as concrete and bricks not suitable for salvage are sought to be recycled.

The foundations and concrete floor slab to this section of the building are to be removed in their entirety. The site would be made good and receive new tarmac repairs at the location of the demolition works. There are no plans to redevelop / restore the structure in its current location, however a new school kitchen extension would be provided elsewhere within the school site.

The structure has been identified as containing notifiable and non-notifiable asbestos containing materials, the methodology for the handling of these materials is set out in the Demolition Method Statement and Risk Assessment. Dust management would be set in place, and the principal control measures to minimise the generation of dust include,

- the planned sequence of works to ensure as much internal soft stripping and waste removal as possible is carried out while elements of the roof are in place, containing the dust as far as possible;

- the outer walls of structures being kept intact as long as possible in order to help secure and contain the works and maintaining this perimeter, and

- the use of specialist mechanical demolition equipment which ensure precise cutting and breaking of elements minimising dust arising.

All works were to be undertaken within the site boundary. The demolition works, including all enabling works were anticipated to be completed within 2/3 weeks.

The working hours in the submitted Demolition Works Risk Assessment and Method Statement are referenced as being 08:00 to 17:00 Monday to Friday, and 09:00 to 13:00 on Saturdays. With no demolition or demolition activities on Sundays and Bank Holidays, unless otherwise agreed. 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 would be gained directly from the main gated entrance.

It is understood that the demolition works were undertaken during the recent half term school holiday.

Consultations & Notification Responses

Issues

Demolition arrangements

The submitted Demolition Method Statement and Risk Assessment includes detail on hours of working, dust suppression and vehicular movements. The works include full demolition of the prefabricated building, which includes the buildings floor slab and sub structure to ensure a level on site completion. The proposed finish is to re-tarmac the area on completion to ensure a safe surface for school playground use.

The building is a prefabricated concrete framed structure which is in a poor state of repair. The building utilities have already been cut off and all asbestos containing material removed in

preparation for the demolition of the building. It was proposed to demolish the building during a school holiday period, as the building cannot be safely demolished during term time when children would be present due to vibration and vehicular movements.

The presence of a derelict building on the site presented fire risk to the main school as there was a physical connection between the buildings currently which could allow passage of fire if this building were to be left standing for the foreseeable future.

The Demolition Works Risk Assessment and Method Statement details the scope of works, and layout ; demolition works; 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 2/3 weeks. It is considered that positive benefits would be gained from the demolition buildings and subsequent use of this area of the site for additional play space.

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 properties on St. Margarets Road are approximately 65m away to the west and the Convent is approximately 51m away to the north, 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 building.

Ground Conditions

The Demolition Works Risk Assessment and Method Statement references the presence of notifiable and non- notifiable asbestos containing materials, with no demolition works to be carried out until all licensable materials have been removed from the building being demolished.

Visual impact of the works

The proposed demolition of the building on the site referenced above would have a very limited impact in visual terms, as the demolition works are related to a single storey building which is bounded on three sides by other single storey buildings and a double height hall building. Furthermore, it is considered that this building within the site has 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 where possible or recycled at a local recycling centre.

Ecology

The application is accompanied by a Bat Survey report. This identified that potential roost features were present behind/above metal cladding and within the roof/wall top, but that the building was assessed as having low suitability to support roosting bats. However, no bat roosts or signs of bats were recorded within the building during the surveys. A migration measure was referenced that *Works should proceed with caution and vigilance for unexpected bat presence, as single bats can roost almost anywhere. If bats are subsequently discovered, work should cease, and further advice sought without delay.*

Trees

The demolition operations would not result in any trees being removed.

Impacts to the adjacent highways

The works are located within an existing predominantly area which is accessed directly from 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.

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 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

Reason for no objection

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 following documents received on 27th March 2023:

As existing and proposed floor plans ref: 2022.013 PL03

As existing and proposed elevation A plans ref: 2022.013 PL04

Site location plan ref: : 2022.013 PL01

and the following documents received on 15th February 2024

Demolition Works Risk Assessment and Method Statement ;and Bat Survey dated 14th June 2023 ref: MBE/BAT/2023/025/01;

and site notices received on 27th March 2023 and 6th March 2024.

Appendix 1 – List of consultees & neighbours notified

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

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Area Team Boundary - Name: NORTH AREA