MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139333/DEM/2024
Date registered valid:	21 February 2024
Proposal:	Prior Approval for the demolition of a residential building
Address:	4 Turnpike Walk, Manchester , M11 3TH
Ward(s):	Ancoats & Beswick Ward
Applicant:	One Manchester
Agent (if any):	Lydia Connell Stantec
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 19/03/2024

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 23 February 2024 Expired: 15 March 2024

Neighbour notifications
Printed: 23 February 2024 Expired: 15 March 2024

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 application relates to a former disused residential building at no4 Turnpike Walk. The application property is two storey, features a gable roof and is completed in red brick at ground floor and pebbledash render at first floor. The site neighbours a grass verge to the north, benefits from a garden to the south that is lined by a brick wall, and neighbours a public footpath to the east, this being Turnpike Walk.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies on the periphery of Manchester City Centre and is comprised of low-rise residential terrace dwellings in all directions. Multiple non-residential uses neighbour the application site to the south, this being the Church of the Resurrection & St Barnabas (Class F1) along Albert Street and no80 Grey Mare Lane in use as retail convenience (Class E(a)).

Description of development

The application is a prior notification for the demolition of a residential building at no4 Turnpike walk.

The submitted supporting information details that the site is to be left clear after demolition, which will take place over the course of three months, after which it will be secured by hoarding.

Planning History

082719/FO/2007/N2 - External alterations to ground floor of residential dwellings – Approved May 2007.

Relevant neighbouring applications
138221/DEM/2023 - Prior Approval for the demolition of existing residential buildings – Approved November 2023.

Consultations & Notification Responses

Environmental Health – No objection subject to conditions relating to the submission of a demolition management plan and hours restricting demolition times.

Greater Manchester Ecology Unit – No objection subject to informatives relating to bats and nesting birds.

Highway Services – No objection subject to an informative relating to site hording.

Publicity – None received.

Policy

The Local Authority's control over demolition is defined within Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Paragraph B.2 of Class B Part 11 of Schedule 2 to the GPDO states that development is permitted subject to the condition that before the beginning of the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

a) The method of demolition; and
b) Any proposed restoration of the site.

Issues

Principle of Development

By virtue of the application's nature as a prior notification it is considered to be that the principle of the proposal is acceptable subject to the matters discussed below.

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 Construction, Design and Management Regulations 2015, BS 6187:2011: Code of Practice for Full and Partial Demolition.

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.

Ecological Impact

The submission has been accompanied by a Bat Survey, which found that there is a negligible chance that bats will be harmed during the course of the proposed works. The Greater Manchester Ecology Unit do not dispute these findings and do not object to the proposal subject to an informative relating to bats and nesting birds. On this basis the proposal is considered to be acceptable in this regard.

Pedestrian and Highway Safety

The proposed development would not lead to the closure of the public highway but would require the erection of hoarding adjacent to it. Highways do not object to the proposal subject to an informative relating to construction hoarding. It is considered subject to such an informative that the proposal is acceptable in this regard.

Residential Amenity

The scale of the demolition, given the limited size and scale of the building, will take up to three months which is not considered to be a lengthy demolition process. Whilst this will lead to some short term disruption to local residents, the impacts are considered to be temporary, predictable and of no more than local significant. The development site is situated in a predominately residential area and are therefore likely to be subject to short term disruption for the duration of the demolition activities.

The site is relatively contained and all of the demolition activities can be accommodated within it. Presently, there is a low level of development activity in the area and at this time the potential for cumulative impacts is low. The demolition process will not use any natural resources which are in short supply. The main implications from the demolition process will be from vehicle movements, dust from the demolition material and noise from demolition process and machinery.

Whilst there are a number of buildings to be demolished the impacts of the demolition activities can be carefully mitigated. Jet washes and other techniques will be used should the dust suppression measures become necessary.

The applicant has been keeping local residents updated with the plans and has advertised the development through the use of site notices. Environmental Health have requested that in the event of an approval a demolition management plan should be secured via condition, this was due to outstanding information relating to dust suppression, community consultation and the location of construction compounds. Upon consideration of this matter and in light of the information submitted under planning application 138221/DEM/2023, which was approved in November 2023 and saw the demolition of other neighbouring buildings, it is considered that in the event of an approval such a condition is unnecessary and unreasonable given the scale of the development. On this basis it is considered the development is acceptable in this regard.

Conclusion

Taking the above into account it is considered that the proposal is acceptable and on this basis the development is recommended for approval.

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 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 following information:

- 8782-BA-XX-00-DR-A-(01) 002-D: Site Location Plan
- 8782-BA-XX-00-DR-A-(04) 010- -: Demolition Plan - Turnpike Walk
- 8782-BA-XX-00-DR-A-(04) 012-: Post Demolition Plan - Turnpike Walk
- Cover Letter (Prepared by Stantec; Dated 20/02/2024)
- Environmental Impact Assessment Screening Request Letter (Prepared by Stantec; Dated 20/02/2024)
- Process Manual for the Demolition of the Dwellings (Prepared by Perses; Dated 08/02/2024; Received 20/03/2024)
- Bat Presence/Absence Survey (Prepared by United Environmental Services; Dated 08/08/2023)
- Community Consultation Plan (Prepared by one Manchester; Dated & Received 20/03/2024)

All stamped as received by the City Council as Local Planning Authority on 21/02/2024 unless specified otherwise.

Informatives

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 Applications and Network Management teams via Email - highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk.

2) Whilst the no evidence of bats has been found on site, the applicant is reminded that under Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 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.

3) 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

Flat 9, 4 Turnpike Walk, Manchester, M11 3TH
Flat 7, 4 Turnpike Walk, Manchester, M11 3TH
14 Yeoman Walk, Manchester, M11 3TJ
19 Newcombe Close, Manchester, M11 3TF
174 Grey Mare Lane, Manchester, M11 3DG
6 Leghorn Walk, Manchester, M11 3UY
4 Pratt Walk, Manchester, M11 3UU
7 Newcombe Close, Manchester, M11 3TF
3 Newcombe Close, Manchester, M11 3TF
17 Newcombe Close, Manchester, M11 3TF
119 Newcombe Close, Manchester, M11 3TF
113 Newcombe Close, Manchester, M11 3TF
107 Newcombe Close, Manchester, M11 3TF
101 Newcombe Close, Manchester, M11 3TF
66 Grey Mare Lane, Manchester, M11 3DG
164 Grey Mare Lane, Manchester, M11 3DG
10 Yeoman Walk, Manchester, M11 3TJ
72 Grey Mare Lane, Manchester, M11 3DG
172 Grey Mare Lane, Manchester, M11 3DG
74 Grey Mare Lane, Manchester, M11 3DG
2 Mountfield Walk, Manchester, M11 3UG
4 Leghorn Walk, Manchester, M11 3UY
4 Mountfield Walk, Manchester, M11 3UG
12 Cairn Walk, Manchester, M11 3UE
10 Cairn Walk, Manchester, M11 3UE
2 Leghorn Walk, Manchester, M11 3UY
6 Pratt Walk, Manchester, M11 3UU
2 Pratt Walk, Manchester, M11 3UU
8 Cairn Walk, Manchester, M11 3UE
6 Cairn Walk, Manchester, M11 3UE
8 Arrowsmith Walk, Manchester, M11 3TX
6 Arrowsmith Walk, Manchester, M11 3TX
68 Grey Mare Lane, Manchester, M11 3DG
64 Grey Mare Lane, Manchester, M11 3DG
62 Grey Mare Lane, Manchester, M11 3DG
168 Grey Mare Lane, Manchester, M11 3DG
166 Grey Mare Lane, Manchester, M11 3DG
162 Grey Mare Lane, Manchester, M11 3DG
18 Yeoman Walk, Manchester, M11 3TJ
16 Yeoman Walk, Manchester, M11 3TJ
12 Yeoman Walk, Manchester, M11 3TJ
23 Turnpike Walk, Manchester, M11 3TH
115 Newcombe Close, Manchester, M11 3TF
111 Newcombe Close, Manchester, M11 3TF
11 Newcombe Close, Manchester, M11 3TF
109 Newcombe Close, Manchester, M11 3TF
105 Newcombe Close, Manchester, M11 3TF
103 Newcombe Close, Manchester, M11 3TF

1 Newcombe Close, Manchester, M11 3TF
2 Cairn Walk, Manchester, M11 3UE
70 Grey Mare Lane, Manchester, M11 3DG
170 Grey Mare Lane, Manchester, M11 3DG
Flat 3, 4 Turnpike Walk, Manchester, M11 3TH
Flat 11, 4 Turnpike Walk, Manchester, M11 3TH
Flat 1, 4 Turnpike Walk, Manchester, M11 3TH
21 Turnpike Walk, Manchester, M11 3TH
19 Turnpike Walk, Manchester, M11 3TH
9 Newcombe Close, Manchester, M11 3TF
5 Newcombe Close, Manchester, M11 3TF
4 Cairn Walk, Manchester, M11 3UE
15 Newcombe Close, Manchester, M11 3TF
13 Newcombe Close, Manchester, M11 3TF
117 Newcombe Close, Manchester, M11 3TF

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 Zone - All Exceeding 90M
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: CENTRAL