

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138221/DEM/2023

Date registered valid: 29 September 2023

Proposal: Prior Approval for the demolition of existing residential buildings.

Address: 2 Banner Walk, 62-74 & 162-174 Grey Mare Lane And 2 Turnpike Walk , Manchester

Ward(s): Ancoats & Beswick Ward

Applicant: Lynne Pearson One Manchester

Agent (if any): Lydia Connell Barton Willmore

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 2 October 2023 Expired: 23 October 2023

Neighbour notifications

No neighbour notifications have been printed and sent.

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 Site comprises three residential plots on the Grey Mare Lane Estate in Beswick, Manchester.

2 Banner Walk - 2 Banner Walk is located in the south west corner of the Grey Mare Lane Estate. The plot is 0.07 hectares (ha) in size and is bound by Banner Walk to the north and east, Albert Street to the south and Pilgrim Drive to the west. The plot is occupied by a 'H' shaped two storey block of flats connected by a central corridor and staircase. There are four flats at ground floor level and four flats at first floor level. All the flats are vacant. The building has a pitched roof and is constructed from a pale red brick at ground floor level with pebble dash on the upper level. A lawn surrounds its perimeter, and the boundary is defined by black hooped railings. Access is via a paved walkway from Albert Street. There is also a tree in the north east corner of the plot. The area surrounding this plot is residential in character to the north with residential development and The East Manchester Academy to the south and east and The Grange Community Centre and Bradford Park to the west.

2 Turnpike Walk - 2 Turnpike Walk is located to the south of the Grey Mare Lane Estate. The plot is 0.06ha in size and is bound by public footpaths to the north and west, Rouse Close to the east and Albert Street to the south. Like 2 Banner Walk, the plot is occupied by a 'H' shaped two storey block of flats connected by a central corridor and staircase. There are four flats at ground floor level and four flats at first floor level. All the flats are vacant. The building has a pitched roof and is constructed from a pale red brick at ground floor level with pebble dash on the upper level. A lawn surrounds its perimeter, and the boundary is defined by black hooped railings. Access is via a paved walkway from Albert Street. There are also two trees in the south west corner of the plot. The area surrounding this plot is residential in character to the north and west, with the Church of Resurrection & St Barnabas and a convenience store to the east and The East Manchester Academy to the south.

62-74 Grey Mare Lane and 162-174 Grey Mare Lane - 62-74 Grey Mare Lane and 162-174 Grey Mare Lane are contained within a single residential building located centrally in the Grey Mare Lane Estate. The plot is 0.12ha in size and is bound by Hopedale Close to the north, Grey Mare Lane to the east, Raglan Close to the south and Cairn Walk to the west.

The building is three storeys in height and comprises seven flats at ground floor level (no. 62-74) and seven maisonettes at first and second floor level (no. 162-174). All the residential units are vacant. The first-floor maisonettes are accessed via an external walkway either from a stairwell at the northern end of the building or a ramp at the southern end of the building. The building has a pitched roof and is constructed from pale brick at ground floor level with pebble dash on the upper floors. The cores at each end of the building are constructed from brown brick. Each of the ground floor flats has a private front and back gardens bound by railings with shrubs and hedges to the rear. There is a tree at the southern end of the plot. The area surrounding this plot is residential in character to the east and west, with a convenience store to the south and vacant land to the north.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Prior Approval for the demolition of existing residential buildings.

Consultations & Notification Responses

Highway Services – No objections

Greater Manchester Ecology Unit advise that no bats were found in any of the surveys and no further action regarding bats is required. However as bats are highly mobile creatures and therefore an informative should be attached to any permission.

Evidence of nesting birds were found in some of the buildings and one tree is to be removed, which could also be used by nesting birds. As all wild birds, their nest and eggs are protected under the Wildlife and Countryside Act 1981 (as amended), any demolition works should be undertaken outside the main bird breeding season (March to August inclusive).

Environmental Health

Issues

Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 specifies that certain types of development require an Environmental Impact Assessment (EIA) to be undertaken. The proposal type is listed in category 10 (b) Urban Development Projects of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 with A threshold exceeding 1 hectare of development other than a

dwellinghouse and as such is defined as a development likely to have significant effects on the environment by virtue of factors such as its nature, size or location. The City Council, as Local Planning Authority, has adopted a screening opinion in respect of this matter to determine if this level of assessment was necessary and to determine whether the proposed development was likely to give rise to significant environmental effects.

It is concluded that the demolition works will have some impact on the surrounding area in terms of noise, traffic, dust and emissions. However, the demolition process will generate impacts which are considered to be temporary, predictable and of no more than local significance. In addition, sufficient mitigation can be put in place to ensure that there are no significant environmental impacts that would warrant consideration by an EIA.

On this basis, it has been judged that these will not be significant to warrant a formal Environmental Impact Assessment. Therefore, the opinion of the City Council, as Local Planning Authority, is that an Environmental Impact Assessment is not required in this instance.

Considerations

The site contains the following structures which are subject to demolition:

- 2 Banner Walk, 62-74 & 162-174 Grey Mare Lane And 2 Turnpike Walk , Manchester.

The majority of the waste material will be taken off site to a waste disposal centre where the waste will be separated and elements which can be recycled will be, particularly steel. The scale of the demolition, given the limited size and scale of the building, will take up to 5 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, however, is relatively contained and all of the demolition activities can be accommodated within the site. At this present time, however, 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 site will be enclosed by a hoarding which prevent road users and pedestrian from coming too close the site, and the demolition activities, and to prevent any unauthorised access when the site is closed.

The site is also not known for its ecological or archaeological value. The site will be backfilled once the demolition activities have ceased. All equipment used on site will be tested and silencers used where necessary. Informatives would be used to protect birds.

The applicant has been keeping local residents updated with the plans and demolition of the site and has recently issued a letter drop regarding the demolition works. This includes details of the demolition and contact details.

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: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval

- 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 construction phase plan and One Manchester customer consultation plan received by the City Council, as Local Planning Authority, on the 26 October 2023, Work manual (1 and 2) received by the City Council, as Local Planning Authority, on the 17 October 2023, demolition plans, bat scoping survey and bat presence survey received by the City Council, as Local Planning Authority, on the 29 September 2023
- 2) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the removal works including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

Whilst the building to be extended has been assessed as very low risk for bats, 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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL