MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137726/DEM/2023
Date registered valid:	9 August 2023
Proposal:	Prior Approval for the demolition of all external plant and equipment in the Anaerobic Process Area (North of the site at Reliance Street), including: 2No. Anaerobic Digester Tanks, 1 No. Process Water Tank, 1 No. SBR Tank and all associated staircases and pipework). - 1 No. MBR Tank, 1 No. Gas Bubble and 1 No. Caustic Soda Kiosk in the CHP Area. - RTO Plant and Equipment.- All plant and equipment in the Hygienisation bund.- External high-level ductwork from TLS Building to AD Bund.
Address:	Reliance Street Household Waste Recycling Centre, Reliance Street, Manchester, M40 3EZ
Ward(s):	Miles Platting & Newton Heath Ward
Applicant:	Paul Hindley Greater Manchester Combined Authority
Agent (if any):	Miss Hannah Elliott SUEZ Recycling and Recovery UK Ltd.
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	No objection

Date of recommendation 4th September 2023

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 11 August 2023 Expired: 1 September 2023

Neighbour notifications
Printed: 11 August 2023 Expired: 1 September 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
The Anaerobic Digester plant area lies within the wider Reliance Street Waste Management Site , which includes a household waste recovery centre , and resource recovery park operated by Suez.

The facility was approved as part of planning permission ref: 084335/FO/2007/N1) in 2008, with the approval relating to the installation of two anaerobic digester tanks 17m high, maturation building 10m high, buffer storage tanks, 4 x 20m high stacks, effluent treatment plant, gas holder, 8m high back up flare, and a new vehicle enclosure to Dano plant .

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The wider waste recovery site is bounded by a number of industrial units and a residential care home on Reliance Street to the west; a railway line to the south , with a number of houses and a trading estate beyond the railway; a scrap yard to the east and open land in the form of Moston Brook valley to the north. There are residential dwellings and a primary school located across the valley approximately 150m to the north of the overall site.

Description of development

Retrospective consent is sought for the demolition /removal of 2No. Anaerobic Digester Tanks, 1 No. Process Water Tank, 1 No. SBR Tank and all associated staircases and pipework).
- 1 No. MBR Tank, 1 No. Gas Bubble and 1 No. Caustic Soda Kiosk in the CHP Area.
- RTO Plant and Equipment.

- All plant and equipment in the Hygienisation bund.
- External high-level ductwork from the TLS Building to the AD Bund.

The plant and equipment are being removed from site to enable the reconfiguration of the existing Household Waste Recycling Facility (ref: 134986/FO/2022 approved 01/02/2023).

All plant and equipment were proposed to be mechanically removed by high reach machinery with demolition attachments, with a JCB Excavator being used to breakout existing concrete tank bases and floor slabs. All works were to be undertaken within the site boundary.

The submission refers to works were expected to be completed on 4th August 2023. The application was submitted on 31st July 2023, and works had already been implemented at the time of the site visit on 23rd August 2023.

The working hours in the submitted Demolition and Dismantling Activities Method Statement were referenced as being 08:00 to 18:00 Monday to Friday , with weekend working for the demolition of the tanks at the nearest point of the Suez site road (internal circulation route within the wider site) , to limit traffic movements. Banksmen were also to be present on the edge of the exclusion zone.

The method of dismantling is set out within the Demolition and Dismantling Activities Method Statement .
Due to the location of the area of works being located within the wider waste recovery site , the site would not need to be secured after the implementation of the demolition works.
The submitted documentation confirms that the restoration of the site would not be required at this point of the works; with restoration following as part of the redevelopment of the HWRC Facility.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health- Understand that this has already been demolished.

Highway Services – It is understood that the demolition exercises will be undertaken within the boundary of the waste recycling centre and will not impact upon the adopted highway. Highways have no objection in principle to the proposed demolition.

Flood Risk Management – Given the proposed demolition works have already been undertaken, they have no further comments to make on this application.

General note: MCC records highlight that the underground culvert (Dog Lane Brook) is located within close proximity to the site (approximately 50m to the east of the site), while their records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, they recommend that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Greater Manchester Ecology unit- As there do not appear to be any ecological issues associated with the proposals, we have no comment to make.

Issues

Environmental Impact Assessment

A screening opinion was prepared and issued on 29th August 2023, 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 of plant and equipment 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 and Dismantling Activities Method Statement rev.2 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 have been managed through the implementation of the measures within the submitted document, and would be contained within proposed hours of working and over a period of 10 weeks. It is considered that positive benefits would be gained from the demolition of the plant and equipment and potential future development of part of the site in conjunction with the reconfiguration of the existing HWRC facility to the west (within the wider site).

The majority of the rubble broken out from the existing bases would be used to make the coned bases under the former Anaerobic Digester Tanks level, this would remain in place until works begin on the construction of the new HWRC Facility.

Residential Amenity

Works have already been completed . However, on the basis of the working hours in the submitted Demolition and Dismantling Activities Method Statement , the nature of the wider facility within which the plant and equipment are based , and the distance to existing residential properties to the west and to the north of the Moston Brook Valley , 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 plant and equipment.

Ground Conditions

The Demolition and Dismantling Activities Method Statement states that there is no asbestos present within the structure to be demolished as these were installed in 2011.

Visual impact of the works

The Anaerobic Digester Tanks, Process Water Tank,. SBR Tank and all associated staircases and pipework), MBR Tank, Gas Bubble and Caustic Soda Kiosk together with other pipework, plant and equipment reference above has an impact by virtue of the removal of structures visible in the skyline in this area of the City. However, it is considered that the plant and

equipment within the site had negligible architectural merit . Furthermore ,the loss of these structures , however, needs to be considered in conjunction with the reconfiguration of the HWRC. It is not considered that the resultant visual impact would be significantly harmful to visual amenity to require consideration through an EIA.

The plant and equipment which have been demolished and removed were not listed or located within a conservation area.

Ecology
The application is not accompanied by a bat survey as the tanks are a sealed unit meaning bats and birds cannot get into the space to roost or nest.

Trees
Whilst there are trees and vegetation present on the northern boundary of the site with the Moston Brook Valley , the areas where the plant and equipment has been removed comprised areas of hardstanding with no soft landscaping .

Impacts to the adjacent highways
The works are located within an existing waste recovery facility. 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 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

Article 35 Declaration

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

Reason for no objection
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 August 2023 : Demolition and Dismantling Activities Method Statement revision 2, and email from applicant dated 9th August 2023 confirming that all areas of demolition related to sealed units.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit
MCC Flood Risk Management

6 Reliance Street, Manchester, M40 3AL

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 -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA