

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136962/DEM/2023
Date registered valid: 12 May 2023
Proposal: Prior approval for demolition of the Greenheys Building.
Address: Greenheys Building , Pencroft Way, Manchester, M15 6JJ
Ward(s): Hulme Ward

Applicant: Bruntwood SciTech Ltd
Agent (if any): Mr Ed Britton Deloitte LLP
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 20/07/2023

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit: 9 June 2023

Standard consultations:

Printed: 16 May 2023 Expired: 6 June 2023

Neighbour notifications

Printed: 16 May 2023 Expired: 6 June 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 application relates to the Greenheys Business Centre (Class E), it's associated car park, two terrace dwellings at no7 & no9 Greenheys Lane (Class C3), and the single storey rear extension of the McDougall Centre (Class E). The topography of the site is flat and the size of the application site is approximately 0.67 hectares.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site lies within Greenheys, an inner-city area located to the south of the core of the City Centre and to the west of the University of Manchester campus. Surrounding uses comprise a mix of residential and commercial development. To the west of the application site lies mid-rise residential development in the form of three storey apartment blocks (Class C3). To the north, east and south of the site lies the Manchester Science Park and is characterised by a mix of building types in various office and research uses (Both Class E).

Description of development

The application is a prior notification for the demolition of the Greenheys Building, no7 & 9 Greenheys Lane and the single storey rear extension of the McDougall Centre.

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

Planning History

136934/FO/2023 - Erection of 7-storey building including a full plant level; comprising office and laboratory floorspace (Use Class E); associated cycle parking, hard and soft landscaping, access and servicing and other associated works – Application pending consideration.

033381 - Conversion of former transport depot to managed workspace (business and general industrial use) including alterations to the building and extension of car park to provide 61 car parking spaces – Approved March 1989.

031280 - Change of use of former transport depot into a community centre and creation of a car park – Approved May 1988.

Consultations & Notification Responses

Cadent Gas – Holding objection whilst the impact of the proposed development is investigated further.

Highway Services – No objection subject to site access gates opening away from the public highway and an informative relating to hoarding and fencing.

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

Manchester Airport Safeguarding Officer – No objection received.

Greater Manchester Ecology Unit – No objection subject to an informative relating to bats.

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 and subsequent addendum, which find 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. 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. Due to how Greenheys Building abuts the public footway along Greenheys Lane, demolition works would take place in close proximity to it. Notwithstanding this however, careful demolition works would take place in sensitive areas. Highways do not object to the proposal subject to confirmation that all access gates to the site would open away from the public highway and an informative relating to the erection of hoarding/fencing. It is considered subject to a condition that would require all access gates and doors to open away from the public highway and the aforementioned informative, that the proposal is acceptable in this regard.

Residential Amenity

As stated previously within this report, the application site neighbours residential development to the west. The submission has been accompanied by information that states the type of vehicle to be used on site and that a system for handling noise complaints will be put in place and enforced for the duration of the proposed works. Environmental Health do not object to the proposal subject to the submission of a demolition management plan and that the hours of operation be limited to between Monday to Friday 7:30 – 18:00, and Saturday 8:30 – 14:00. Upon request the applicant provided further information relating to the demolition of the premises clarifying, the locations of compounds, emergency contact information and community consultation. On this basis it is considered the need to secure the submission of a demolition plan is unnecessary. Additionally, it is considered that the limitation of the hours of operation to the above is also unreasonable and unnecessary. As such, it is considered provided that the proposed works is carried out in accordance with the submitted information that it would have an acceptable impact on neighbouring amenity.

Other Matters

Cadent Gas have placed a holding objection on the submission on the grounds of protecting their infrastructure which lies to the west of the application site along Greenheys Lane until they can investigate the potential impact of the proposal further. Due to the nature of the proposal being prior notification application it is not considered reasonable to delay the issuing of a decision until

the holding objection is removed. As such, any decision notice will include an informative relating to such matters.

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 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 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 information contained within the Greenheys Development Demolition Management Plan (Prepared by Bruntwood; Dated 25/04/2023; Received 16/05/2023), additional demolition email (Prepared by Eithne FitzGerald; Dated and received 17/07/2023), Preliminary Ecological Appraisal (Prepared by Tyler Grange; Dated 02/05/2023; Received 15/05/2023) and Preliminary Ecological Appraisal Addendum (Prepared by Tyler Grange; Dated and received 11/07/2023).

2) All access gates and doors that are to be installed to provide site access during the demolition works shall open away from the public highway.

Reason – In the interest of pedestrian and highway safety in accordance with Manchester Core Strategy Policy CC5 and the National Planning Policy Framework.

Informatives

1) The applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition 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 in the case of such events.

2) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.lineearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Ecology Unit
Highway Services
Environmental Health

Rutherford House, Pencroft Way, Manchester, M15 6SZ
18D Greenheys Lane, Manchester, M15 6NQ
2F Bronte Street, Manchester, M15 6QL
ABDULS SUPERMARKET, 1 Greenheys Lane, Manchester, M15 6NQ
Unit 11, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 10, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 54, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Units 6-8 And Part 9, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Flat 6, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 4, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 2, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 1, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Units 7 To 8 And Part 9, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Unit 4, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
2A Bronte Street, Manchester, M15 6QL
Mcdougall Centre, Burlington Street, Manchester, M15 6HQ
10 Greenheys Lane, Manchester, M15 6NQ
7 Greenheys Lane, Manchester, M15 6WP
3 Greenheys Lane, Manchester, M15 6NQ
2D Bronte Street, Manchester, M15 6QL
13 Greenheys Lane, Manchester, M15 6NQ
Unit 12A, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 12B, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 3, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 26, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 27, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
12 Greenheys Lane, Manchester, M15 6NQ
First Floor, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 32, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 44, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 9A, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 9B, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 12, Rutherford House, Pencroft Way, Manchester, M15 6GZ
Unit 14, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 15A, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 15B, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Room 5 Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 1 Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 4 Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 5 Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Unit 6, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 3, 7A Greenheys Lane, Manchester, M15 6NQ

Unit 2, 7A Greenheys Lane, Manchester, M15 6NQ
ROBERTSON COOPER LIMITED, Unit 5, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 57, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 38, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 22, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 16, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 30, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Room 5 Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 4 Flat 4, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Unit 8 And 9, Rutherford House, Pencroft Way, Manchester, M15 6SZ
IPEC LIMITED, Unit 2, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 51, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 48, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 46, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 41, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 17, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
18C Greenheys Lane, Manchester, M15 6NQ
Unit 42, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 35, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
2B Bronte Street, Manchester, M15 6QL
Room 4 Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 1 Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 2, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 1, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Unit 6, Rutherford House, Pencroft Way, Manchester, M15 6SZ
PREMAITHA HEALTH LTD, Unit 1, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 36, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 34, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 29, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 21, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 19, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
2E Bronte Street, Manchester, M15 6QL
Unit 47, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 23, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 24, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Room 3 Flat 6, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 6, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 4 Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 1, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 1 Flat 1, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Units 52 To 56, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 59, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 37, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 14, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Room 4 Flat 6, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 1 Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 4, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 4, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Unit 11, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 1, 7A Greenheys Lane, Manchester, M15 6NQ

Unit 7, Rutherford House, Pencroft Way, Manchester, M15 6SZ
 18B Greenheys Lane, Manchester, M15 6NQ
 Unit 50, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 Unit 45, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 Unit 39, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 Units 1 And 2, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 Room 1 Flat 6, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
 Room 3 Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
 Room 4 Flat 2, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
 Room 1 Flat 2, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
 Room 3 Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
 Room 2 Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
 Room 5 Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
 Room 1 Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
 Room 1 Flat 4, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
 Room 4 Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
 Room 3 Flat 2, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
 7A Greenheys Lane, Manchester, M15 6NQ
 Unit 4, Rutherford House, Pencroft Way, Manchester, M15 6SZ
 Unit 3, Rutherford House, Pencroft Way, Manchester, M15 6SZ
 Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
 Unit 25, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 Unit 15, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 Unit 43, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 18A Greenheys Lane, Manchester, M15 6NQ
 Units 60 To 64, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 Unit 40, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 Unit 28, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 Unit 20, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 Unit 13, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 Unit 5, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 Unit 12, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 9 Greenheys Lane, Manchester, M15 6NQ
 Unit 58, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 Unit 49, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 Unit 31, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 Unit 18, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
 2C Bronte Street, Manchester, M15 6QL
 Unit 33, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
 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
 Flood Zones Type 2 (low to medium risk) -
 Flood Zones Type 3 (high risk) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Middle) -
 Area Team Boundary - Name: CENTRAL

