

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137008/DEM/2023

Date registered valid: 23 May 2023

Proposal: Prior Approval for demolition of existing building

Address: Gorton South Neighbourhood Services, 128 Mount Road, Manchester, M18 7BE

Ward(s): Longsight Ward

Applicant: Peter Wood, Manchester City Council

Agent (if any):

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: No objection

Date of recommendation: 16.06.2023

Application details

Type of application: Proposed demolition

Development type: Notifications

Standard consultations:

Printed: 30 May 2023 Expired: 20 June 2023

Neighbour notifications

Printed: 25 May 2023 Expired: 15 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The proposed demolition site relates to a building comprising Gorton South Neighbourhood Services. The building is situated along the eastern side of Mount Road and extends around around the junction with Buckley Road, with the application site encompassing the northern side of Buckley Road. The application site is situated to the east of the Annie Lees Park.

The buildings are situated around the Mount Road and Buckley Road's frontages and predominately includes a large single storey brick built building. The host building appears depilated in appearance with roller shutters on some of the windows along the elevations and a strip of barbed wire along the eaves. The main entrance along the front elevation is accessed via Mount Road, with off-street car parking available along Buckley Road with no boundary treatment between the application boundary and Annie Lees Park.

Description of development

The applications seeks prior approval consent for the demolition of Gorton South Neighbourhood Services.

Consultations & Notification Responses

Environmental Health: Had no objections to the proposal and recommended a demolition management plan condition be attached to any approval. However, it is deemed that the applicant has provided a demolition management plan with working hours and a site notice informative included in any approval. Further, a watching brief informative was recommended to be included in any approval.

Highways: Had no objections to the proposal and recommended a contractor's work informative be attached to any approval.

Greater Manchester Ecology Unit: Had no objections to the proposal and recommended an informative concerning bat protection which will be attached to any approval.

Issues

Environmental Impact and whether prior approval is required

Pursuant to the Environmental Impact Assessment regulations, the proposed development does not meet the criteria for Schedule 1 or Schedule 2 development. Nevertheless, given the size of the site, the building proposed to be demolished and the site context, it is considered given the issues would only be of local importance and due to the satisfactory amelioration and mitigation of any effects as detailed within the submitted information, an Environmental Impact Assessment would not be required.

A Demolition Method Statement and Risk Assessment has been submitted along with a waste management plan detailing site specific requirements, including details of site access, disconnection of services, contamination surveys, material removal, boundary treatment, personal protective equipment for workers and emergency contact and arrangement measures as well as traffic management. This has been accompanied by a Bat Survey which indicates that no bats have been in the building and that bats should not present a constraint to development, as the risk of harm is highly improbable.

On this basis of the submitted information, it is not believed that the proposed demolition works will have any serious, detrimental environmental on the surroundings including surrounding buildings. As such the work is considered satisfactory.

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

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 submitted documents and drawings:

Document- Schedule of Works

Document- Ecology report & daytime bat survey dated 20.03.2023

Stamped as received by the City Council as Local Planning Authority on 16 May 2023

Document- Method Statement and Risk Assessment

Stamped as received by the City Council as Local Planning Authority on 30 May 2023

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

- 1) The host building is adjacent to Annie Lees Park. The Park should be protected from the development in the way of temporary fencing. No building materials or surface water run-off should be allowed to enter Annie Lees Park.

Reason- To safeguard Annie Lees Park from any potential ecological damage as a result of building materials or surface water run entering the Park.

Informatives

- 1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.
- 2) Whilst the building to be demolished has been assessed as very low risk for bats, the applicant is reminded that under the Habitat Regulation 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.
- 3) The contractor undertaking the works should contact the appropriate officers at the Highways Applications and Network Resilience teams via Contact Manchester via Email- highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk. The associated hoardings and fencing to be erected around the site may require highway licenses. Any temporary traffic regulation orders for the closure of any highway on a temporary basis will need discussion. As part of the licensing and approvals process the routing of construction traffic and site access arrangements will be determined.

- 4)** Demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

- 5)** During the demolition phase displays of site notices and site contact details for members of the public should be displayed around the site.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit
Highway Services
Environmental Health
Greater Manchester Ecology Unit

1 Buckley Road, Manchester, M18 7QJ
69 Mount Road, Manchester, M18 7BW
Flat Above, 147 Mount Road, Manchester, M18 7QT
Flat Above, 149 Mount Road, Manchester, M18 7QT
102 Buckley Road, Manchester, M18 7GJ
96 Buckley Road, Manchester, M18 7RS
149 Mount Road, Manchester, M18 7QT
63 Mount Road, Manchester, M18 7BW
86B Buckley Road, Manchester, M18 7RS
84A Buckley Road, Manchester, M18 7RS
88 Buckley Road, Manchester, M18 7RS
82 Buckley Road, Manchester, M18 7RS
132 Mount Road, Manchester, M18 7GS
130 Mount Road, Manchester, M18 7GS
98 Buckley Road, Manchester, M18 7RS
94 Buckley Road, Manchester, M18 7RS
100 Buckley Road, Manchester, M18 7RS
31 Fernhill Drive, Manchester, M18 7DB
29 Fernhill Drive, Manchester, M18 7DB
147 Mount Road, Manchester, M18 7QT
108 Mount Road, Manchester, M18 7BQ
106 Mount Road, Manchester, M18 7BQ
110 Mount Road, Manchester, M18 7BQ
57A Mount Road, Manchester, M18 7BE
67 Mount Road, Manchester, M18 7BW
65 Mount Road, Manchester, M18 7BW
61 Mount Road, Manchester, M18 7BW
59 Mount Road, Manchester, M18 7BW
86A Buckley Road, Manchester, M18 7RS
84B Buckley Road, Manchester, M18 7RS
92 Buckley Road, Manchester, M18 7RS
90 Buckley Road, Manchester, M18 7RS
86 Buckley Road, Manchester, M18 7RS
84 Buckley Road, Manchester, M18 7RS
32 Fernhill Drive, Manchester, M18 7DB
30 Fernhill Drive, Manchester, M18 7DB
28 Fernhill Drive, Manchester, M18 7DB

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA