

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136837/DEM/2023

Date registered valid: 11 May 2023

Proposal: Prior Approval for the demolition of former social club building, spectator stands, toilets, bungalow with associated removal of hard surfaced areas.

Address: Openshaw A E U Club, 14 Club Street, Manchester, M11 1NF

Ward(s): Clayton & Openshaw Ward

Applicant: Mr K Murphy KMM Homes Ltd

Agent (if any): Mrs Carol Clarke Bramhall Town Planning

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: No objection

Date of recommendation: 2 June 2023

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit: N/A Site visit undertaken on 9 March 2022 in relation to 132995/DEM/2022

Standard consultations:

Printed: 3 May 2023 Expired: 24 May 2023

Neighbour notifications

Printed: 3 May 2023 Expired: 24 May 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to the demolition of building comprising the former AEU Bowling Club. The buildings are situated around the perimeter of the bowling green and include a part two, part single storey club house with integral covered spectator stand, bungalow and toilet blocks. The proposal also involves the removal of external hardstanding areas. It is understood that declining membership followed by pandemic restriction (COVID-19) led to the closure of the club in March 2020. No alternative uses for the existing buildings within the site has been found. The demolition would be related to later redevelopment. The site covers an approximate area of 6400 sq metres. Buildings within the site have sustained significant fire damage as a result of a series of incidents that occurred in early 2023.

The principle of demolition was established under ref: 132995/DEM/2022 (No objection 8 April 2022). This application is required as the notification of intent to demolish expired without implementation.

Description of development

The scope of the works is to demolish the existing building to facilitate future development of the site as set out in the following application for outline planning permission, which was validated on 4 April 2022:

133036/00/2022 - Outline application for proposed redevelopment of the former A.E.U Club, incorporating demolition of existing buildings and structures and construction of up to 26 new residential dwellings (houses or flats) (Use Class C3), with parking, associated landscaping and infrastructure, with approval of siting and access sought

The demolition method statement and specifications that forms part of the application detail the scope of demolition works, asbestos removal (if encountered), equipment to be used to demolish the premises and operations to be undertaken, including strip out and removal of roof coverings, together with confirmation that adequate precautions would be undertaken as required. It also sets out the arrangements for the enclosure of the site and the protection of trees within and adjacent to the site during the demolition period. Further information in these documents confirms traffic management, site set up and security, plant and equipment, management of services, environmental considerations, waste removal (including street sweeping and the sheeting of vehicles removing demolition waste) and emergency procedures. The application has been supported with a transport management plan that demonstrates the appropriate routing of vehicles and that these vehicles can be accommodated with the local highway network during the demolition period. Demolition work would be undertaken over an approximate 15 day period and contained within normal working hours, i.e., Monday-Friday: 08:00 - 17:00, Saturday: 8.30 - 14.00 with no working on Sunday.

Consultations & Notification Responses

Local residents – No comments received.

Highway Services - No objection on the basis that the development is implemented in accordance with the submitted demolition management plan, including related mitigation measures. Any requirements for the siting of hoarding, scaffolding or skips and/or any associated temporary traffic management arrangements will need discussion and agreement with the Council as local highway authority.

Environmental Health – The proposed works should be implemented in accordance with the submitted demolition management plan.

Greater Manchester Ecology Unit – No objections, as previous bat surveys did not find any evidence of roosting bats. Furthermore, in early 2023, the buildings were subject to several arson attacks, reducing the potential for roosting bats to be present due to the fire damage and debris.

Issues

Environmental impact - A screening opinion has been prepared and issued that concludes that the proposed demolition would have some local impact on the surrounding area. However, these impacts have been assessed and it has been concluded that there would not be significant enough to be of more than local importance and therefore does not warrant a formal Environmental Impact Assessment. It is considered that impacts including noise and traffic generation would be satisfactorily managed through implementation of works in accordance with the approved documents.

Demolition arrangements - It is considered that the proposed demolition works would be managed through the submitted document. Any impact of residential amenity would be

contained within daytime working and over a limited period of approximately 15 days. Given the condition of the existing building and the positively development presented by its removal, it is considered that positive benefits would be gained from its demolition and potential future development of the site. The demolition would be conditioned the approved details to ensure its appropriate implementation.

Working hours - Demolition work would be undertaken over an approximate 15 day period and contained within working hours that would accord with Council guidelines, i.e., Monday-Friday: 08:00 - 17:00, Saturday: 8.30 - 14.00 with no working on Sunday.

Trees - The applicant has not indicated that the removal of the trees as part of the works. Details of tree protection measures for trees within the and adjacent to the site have been included in the DMP and are condition for implementation of the demolition works.

Bird Nesting - In order to give more certainty regarding the potential management of impact of the works on nesting birds, the comments of GMEU have been included as a condition.

Conclusion - 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 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: No objection

Article 35 Declaration

N/A

Condition(s) to be attached to decision for approval

1) The City Council is satisfied that the demolition works in this case will not have a significant impact on the environment. This decision is based on the following documents as stamped as received by the City Council as local planning authority on 28 April 2023 and 10 May 2023:

Application forms to determine if prior approval is required for a proposed: Demolition of Buildings The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Letter from Bramhall Town Planning Ref: 267/CC dated 28 April 2023

Site Location Plan Ref: BG-EWA-ZZ-ZZ-DR-A-70401 Rev P0

Site Location Plan Ref: BG-EWA-ZZ-ZZ-DR-A-70401 Rev P0 (with demolition site layout details)

Demolition plan Ref: BG-EWA-ZZ-ZZ-DR-A-70403 Rev P0

Swept path analysis Ref: J32 5863 - PS-002

Demolition Method Statement MA001 (07.04.2022) by KMM Civil Engineering Ltd

Risk Assessment – Demolition of AEU Club 17.02.22 KMM Civil Engineering Ltd MS No 017 Rev 1

Preliminary Ecological Appraisal and Nocturnal Surveys for Bats - The Fairfield, Backwell Street, Manchester Ref: P.1503.21 Rev F April 2023 by Ascerta.

2) The demolition hereby approved together with the removal or other work to trees, shrubs or hedges within the application site shall be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local bio-diversity and nature conservation, pursuant to policy EN15 of the Core Strategy for the City of Manchester.

Informatives

1) Whilst the site has low potential as a habitat for bats, the applicant is reminded that under the 2019 Regulations 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.

2) It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as Japanese knotweed are included within this schedule. If any such species will be disturbed as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

3) 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 Resilience teams via Email - highwaylicenses@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit

12 Burman Street, Manchester, M11 1EY
10 Burman Street, Manchester, M11 1EY
1507 Ashton Old Road, Manchester, M11 1HH
1505 Ashton Old Road, Manchester, M11 1HH
1503 Ashton Old Road, Manchester, M11 1HH
1501 Ashton Old Road, Manchester, M11 1HH
1499 Ashton Old Road, Manchester, M11 1HH
Flat B, 1504 Ashton Old Road, Manchester, M11 1HN
30 Burman Street, Manchester, M11 1EY
3 Backwell Street, Manchester, M11 1NE
16 Backwell Street, Manchester, M11 1NE
1515 Ashton Old Road, Manchester, M11 1GR
1 Backwell Street, Manchester, M11 1NE
Flat A, 1504 Ashton Old Road, Manchester, M11 1HN
42 Burman Street, Manchester, M11 1EY
4 Burman Street, Manchester, M11 1EY
38 Burman Street, Manchester, M11 1EY
32 Burman Street, Manchester, M11 1EY
28 Burman Street, Manchester, M11 1EY
7 Backwell Street, Manchester, M11 1NE
5 Backwell Street, Manchester, M11 1NE
18 Backwell Street, Manchester, M11 1NE
25 Backwell Street, Manchester, M11 1NE
23 Backwell Street, Manchester, M11 1NE
14 Backwell Street, Manchester, M11 1NE
21 Backwell Street, Manchester, M11 1NE
12 Backwell Street, Manchester, M11 1NE
19 Backwell Street, Manchester, M11 1NE
10 Backwell Street, Manchester, M11 1NE
17 Backwell Street, Manchester, M11 1NE
15 Backwell Street, Manchester, M11 1NE
13 Backwell Street, Manchester, M11 1NE
11 Backwell Street, Manchester, M11 1NE
9 Backwell Street, Manchester, M11 1NE
6 Burman Street, Manchester, M11 1EY
48 Burman Street, Manchester, M11 1EY
1508 Ashton Old Road, Manchester, M11 1HN
1496 Ashton Old Road, Manchester, M11 1HN
1A Greenhow Street, Droylesden, M43 6AG
1 Greenhow Street, Droylesden, M43 6AG
3 Greenhow Street, Droylesden, M43 6AG
5 Greenhow Street, Droylesden, M43 6AG
7 Greenhow Street, Droylesden, M43 6AG
9 Greenhow Street, Droylesden, M43 6AG
11 Greenhow Street, Droylesden, M43 6AG
13 Greenhow Street, Droylesden, M43 6AG
15 Greenhow Street, Droylesden, M43 6AG
17 Greenhow Street, Droylesden, M43 6AG
34 Burman Street, Manchester, M11 1EY
26 Burman Street, Manchester, M11 1EY
18 Burman Street, Manchester, M11 1EY
14 Burman Street, Manchester, M11 1EY
1502 Ashton Old Road, Manchester, M11 1HN

1500 Ashton Old Road, Manchester, M11 1HN
44 Burman Street, Manchester, M11 1EY
8 Burman Street, Manchester, M11 1EY
46 Burman Street, Manchester, M11 1EY
40 Burman Street, Manchester, M11 1EY
36 Burman Street, Manchester, M11 1EY
24 Burman Street, Manchester, M11 1EY
22 Burman Street, Manchester, M11 1EY
20 Burman Street, Manchester, M11 1EY
16 Burman Street, Manchester, M11 1EY

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA