

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136846/DEM/2023
Date registered valid: 28 April 2023
Proposal: Prior approval for demolition of existing dwellinghouse
Address: Jessiefield, Spath Road, Manchester, M20 2TZ
Ward(s): Didsbury West Ward

Applicant: McCarthy & Stone Retirement Lifestyles Ltd
Agent (if any): Mr Chris Butt, The Planning Bureau Ltd
Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: No Objection
Date of recommendation: 22 May 2023

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit: 19 May 2023

Standard consultations:

Printed: 5 May 2023 Expired: 26 May 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 application site measures approximately 0.47 hectares in area and is presently occupied by a large, two-storey, detached dwellinghouse, with single storey attached garage, known as 'Jessiefield'. The property is situated at the corner of Spath Road and Lancaster Road.

The existing building is of traditional construction, comprising red brick masonry, vertical hanging tiles at first floor level and a tiled roof. The property is set behind a red brick wall with hedgerow behind.



The property is positioned to the northern side of the site, with its main frontage facing Spath Road.

The property is enclosed by a combination of brick wall, timber fencing and metal gates, incorporating a vehicular access serving a driveway off Spath Road and separate pedestrian entrance off Lancaster Road.

The building is set within extensive grounds, including a deciduous wooded area to the southern end of the property. The curtilage of the property incorporates mature hedges and trees. Many of the trees are protected by a Tree Preservation Order (TPO), the majority of which are located in the wooded area to the southern side of the property.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: Yes

Description of area

The immediate area is predominantly residential in character and includes a number of substantial, characterful properties of various architectural styles, largely ranging from 2-3 storeys in height. The area is leafy in character with mature trees lining nearby roads

Description of development

Prior Approval is sought for the demolition of an existing dwellinghouse.

The proposed development is intended to facilitate redevelopment of the site for erection of part two, part three storey building to provide 26 retirement apartments, including demolition of the existing building, following a recent Committee resolution to approve the proposal (Ref: 134946/FO/2022) subject to a legal agreement

The current application however need only be considered on its merits, pertaining to the relevant legislation surrounding the prior notification of demolition process.

The application has been supported by Nocturnal Bat Survey Report and Updated Site Walkover, a Tree Protection Plan, asbestos details and a Site Specific Method Statement & Risk Assessment (RAMS) with supplementary information.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – Further information was requested in relation to dust suppression and noise control. Following the submission of further information in addition to the submitted Method Statement and Risk Assessment, the works are considered acceptable.

Highway Services – Site access and egress will be via Spath Road, with a trained banksman. An appropriate waste management plan is in place, which is acceptable to Highways, ensuring no obstruction on the highway.

The proposed highway mitigation measures, perimeter fencing, working hours and dust suppression are considered appropriate.

All contractor and construction vehicles to be accommodated within the site boundary or alternatively within an appropriate off-street location. The surrounding residential roads are already heavily parked, with limited capacity to support any further accumulation of vehicles.

Prior to the works commencing 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. The associated hoardings and fencing to be erected around the site may require highway licences. Any temporary traffic regulation orders for the closures 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.

Arboriculture - The tree protection proposals for this site are acceptable. There is no objection to the application from an arboricultural perspective.

It is expected that all work on this site is carried out in accordance with BS:5837 to ensure the trees are afforded adequate protection during any construction or demolition work.

Greater Manchester Ecology Unit (GMEU) – No objection. The bat survey has been carried out by suitably qualified ecologists and to appropriate standards. A previous bat survey was also carried out by other surveyors. Neither survey recorded a bat roost in the building.

Issues

Principle

Demolition is permitted development subject to prior approval process. Consideration need only be given to the method of demolition and any proposed restoration of the site.

The Method Statement/Risk Assessment that forms part of the application details the scope of demolition works, equipment to be used to demolish the premises, operations to be undertaken, together with confirmation that adequate precautions would be undertaken as required.

A bat survey has confirmed that no bats are present within the host building.

On the basis of the submitted, information, it is not believed that the proposed demolition works would not have any serious, detrimental environmental impact on the surroundings. The proposed means of demolition is therefore acceptable and the site would be left in an acceptable condition pending its subsequent redevelopment. On this basis, the works are considered satisfactory.

Environmental Impact

Pursuant to Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the proposal does not meet the criteria which would require an Environmental Impact Assessment (EIA) to be undertaken.

Ecology

The submitted Bat Survey indicates that although bats may be roosting locally, no bats were observed emerging from the host building .

GMEU have assessed the submitted report and raise no objection to the proposed demolition based on ecological grounds.

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

The City Council is satisfied that the demolition work in this case is satisfactory and will not have a significant impact on the environment. This decision is based on the following documents:

E-mail from Booth Hill Demolition received by the City Council as Local Planning Authority on 19 May 2023;

E-mail and attachment showing dust control unit from Booth Hill Demolition received by the City Council as Local Planning Authority on 15 May 2023;

Nocturnal Bat Survey Report and Updated Site Walkover (Ref: 81-002-R1-10 produced by E3P, received by the City Council as Local Planning Authority on 28 April 2023;

Tree Protection Plan referenced 1050-KC-XX-YTREE-TPP01RevC on 28 April 2023;

Site Specific Method Statement & Risk Assessment (RAMS) produced by Booth Hill Demolition, received by the City Council as Local Planning Authority on 28 April 2023;

Site Specific Plan of Works (Asbestos) produced by Ard, received by the City Council as Local Planning Authority on 28 April 2023;

Notification of Asbestos Work produced by Ard, received by the City Council as Local Planning Authority on 28 April 2023;

Location Plan referenced NO 2697 3 AC 0001, received by the City Council as Local Planning Authority on 28 April 2023;

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

Informative

1) Prior to the works commencing 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. The associated hoardings and fencing to be erected around the site may require highway licences. Any temporary traffic regulation orders for the closures 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA