

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136166/DEM/2023
Date registered valid: 6 February 2023
Proposal: Prior approval for demolition of existing scrap yard buildings or structures.
Address: Land Bounded By Temperance Street, River Street And Mancunian Way, River Street, Manchester
Ward(s): Piccadilly Ward

Applicant: Mr Daniel Williams U and I PLC
Agent (if any): Mr Michael Percival Deloitte LLP
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk
Recommendation: No objection
Date of recommendation: 02-03-23

Application details

Type of application: Proposed demolition
Development type: Notifications
Date of site visit: 21 February 2023

Standard consultations:

Printed: 7 February 2023 Expired: 28 February 2023

Neighbour notifications

Printed: 7 February 2023 Expired: 28 February 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: Not applicable

Tree Preservation Order: Not applicable

This application relates to Tyrones Yard (also known as Pyes Scrap Yard) Depot located on a site bounded by Temperance Street, River Street and Mancunian Way located within the Mayfield Strategic Regeneration Framework Area. (2018). The site comprises a single storey building with a pitched roof, with a site boundary formed from in part a brick wall and part fencing. There are areas on vegetation to the north and south west of the site.

The application site is located in an urban setting of the Mayfield Area of Manchester. The site forms part of the area covered by the Mayfield Regeneration Framework and lies to the south of Temperance Street in Manchester city centre. The application site is located in an area predominantly characterised by offices, workshops and light industrial uses with properties of differing styles and heights and close to the recently completed Mayfield Park. The building fills most of the site but there are some surface level storage areas around its perimeter.

The area is located in the south eastern portion of the SRF Area. The Site is not located within a Conservation Area, nor does it contain any Listed Buildings.

Description of development

The proposals would demolish a single storey building on the site. The demolition is proposed in advance of comprehensive development of the area covered by the SRF coming forward

The works would comprise:

Disconnection of site services (electricity and water – no gas present); Removal of all internal and external rubbish; Remove Asbestos Cement Roof; Remove other Non Licensed Asbestos Materials; and Demolition of Building to Slab Level;

The wider SRF regeneration site extends to approximately 30 acres overall, a portion of which is subject to the proposed demolition. More specifically the site can be defined as being bounded by Baring Street, Bond Street, The River Medlock and the Former Mayfield Depot on Fairfield Street.

The Site is located in the south eastern portion of the SRF Area. This area is characterised by low rise warehouses and industrial units interspersed by open land and surface car parking. The site that is subject to demolition comprises a single storey building with a pitched roof, with a site boundary formed from in part a brick wall and part fencing. There are areas on vegetation to the north and south west of the site. This would not be removed as part of the proposed works.

The Site is located in an urban setting of the Mayfield Area of Manchester within the Piccadilly ward. The application site is located in an area predominantly characterised by offices, workshops and light industrial uses with properties of differing styles and heights and close to the recently completed Mayfield Park. The building fills most of the site but there are some surface level storage areas around its perimeter.

The Site is not located within a Conservation Area, nor does it contain any Listed Buildings.

A Demolition method statement provides detailed information relating to the programme of works, the timescales for the demolition works, the equipment to be used to demolish the premises, operations to be undertaken including, details of intentions in relation to waste removal, together with confirmation that adequate precautions would be undertaken as required. The existing boundary treatment which is a mix of fencing, and a masonry wall would be retained and will ensure an acceptable standard of safety and security in respect of the area will be maintained prior to comprehensive development of the site.

The building will be demolished in a sequence that commences with initial site preparation; soft strip; yard clearance and removal of internal building waste; and

Main structural demolition will then be carried out mechanically using a 30 tonne demolition specification (safety cab) hydraulic tracked excavator fitted with a combination of multi purposed demolition attachments and demolition cutting shear. Key activities in sequence are as follows: make safe through the Removal of Hazardous Substances (COSHH items) left behind by tenant; Light soft strip; Wet drop of the Asbestos Roof; Deconstruction of buildings to slab level; o Removal of materials off site; Installation of fencing (to be carried out by third party contractor).

Working in a bay by bay sequence the 360 excavator with attachment shall proceed to remove the asbestos cement roof sheets. This will be carried out using a shear attachment which will hinge cut and lower the sheets to ground level.

The machine will using the hydraulic rotating shear and will hinge cut each side of the bay portal lowering the lead edge of the roof to the ground inside the building this will be done under constant water suppression, the sheets will then be removed with the selector grab reducing A the fall distance of the sheet to reduce breakage B also contain all debris within the building boundary

The asbestos cement debris arising from the removal of each individual bay would not be allowed to accumulate within the building they will be cleared as each bay is completed in line with the Control of Asbestos Regulations 2012

Waste will be disposed of on site by a haulage company. Wagons would be covered to minimise dust. Road sweepers used on completion as required.

The programme of works is outlined as follows :

Commencement February / March 2023

The programme would run for approximately 3 weeks. The actual demolition would take place over a week.

This will allow the Site to be cleared and made good in preparation for its future use.

Demolition Method Statement

The existing structural foundations will remain.

The general sequence of works will be detailed in a coordinated construction programme prepared by the principal contractor, the basic sequence of works will be:

- Make safe following removal of items left behind by tenant.
- Light soft strip
- Wet Drop of Asbestos Roof
- Deconstruction of buildings to slab level
- Removal of Material off site
- Installation of Fencing

The main structural demolition will be carried out mechanically using a 30 tonne demolition specification (safety cab) hydraulic tracked excavator fitted with a combination of multi purposed demolition attachments and demolition cutting shear.

All personnel who are to partake in these works shall be inducted onto the site by the Site Manager including in terms of the Control of Asbestos Regulations 2012. They shall adhere to all site rules, systems and procedures at all times whilst on site. And have specific briefing on protection of the water way and how silt run off & debris can affect the stability of the status quo for wildlife fish & pollution and on the protection measures to be adopted.

The internal area will be cleared of all waste and debris to leave the 'drop zone' area clean and tidy.

The demolition area would be fenced with Heras and during the asbestos sheet demolition the fencing will have additional exclusion zone signage attached to demarcate the area. The site shall be fully enclosed at all times.

Banks men would be utilised at the side the Heras fence line.

A water supply shall be sourced and the drop zone area shall be thoroughly dampened prior to commencement. The entire asbestos cement removal operation shall also be dampened thoroughly.

The 360 Operator would position the plant accordingly to ensure best possible access to the nearest bay.

Working in a bay by bay sequence the 360 excavator with attachment would proceed to remove the asbestos cement roof sheets. This would be carried out using a shear attachment which will hinge cut and lower the sheets to ground level.

The machine would use hydraulic rotating shear and would hinge cut each side of the bay portal lowering the lead edge of the roof to the ground inside the building this would be done under constant water suppression, the sheets would then be removed with the selector grab reducing A the fall distance of the sheet to reduce breakage B also contain all debris within the building boundary

The asbestos cement debris arising from the removal of each individual bay would not be allowed to accumulate within the building they will be cleared as each bay is completed.

Only once this initial bay has been removed to permit safe access would the clean up operation commence.

An excavator with bucket or grab attachment would be used to collect all debris materials at ground floor level, this will be bagged as per the Control of Asbestos Regulations 2012. regulations and placed in bucket or grab to be transferred to the skip within the area to reduce manual handling this is described in No. below. Any small bits of cement sheeting would be handpicked and placed into clear asbestos bags tapped then placed in to a red asbestos bags swan necked then tapped.

All persons working with the asbestos cement debris will wear type 5/ 6 disposable hooded overalls and ffp3 dust filtration mask, gloves and laces on boots shall be taped over. At each break and / or at the end of each working day these shall be carefully removed at the source of works. On return to work new type 5/6 disposable hooded overalls and ffp3 dust filtration masks shall be obtained from MJF site Manager. The operatives in the work area handling the cement sheeting will be fully trained non-licensed asbestos removal /remote workers will be CCDO carded demolition operatives. Only low risk small amounts of non-licensed asbestos are located in this area. Operatives will locate and bag up the items, namely AC Cement. Some AIB has been identified in a blue bin on site, which will be collected by a licensed asbestos removal contractor.

Background air monitoring will be required in the exclusion zone and personals on operatives this will be done at the start to prove methodology and periodically thereafter. The contents of each bucket once full shall be disposed of directly into the asbestos waste container. Not until all traces of asbestos cement have been removed from the floor area can the bay be demolished by remote techniques. These methods would continue until the unit has been removed of the roof structure and side walls can then be folded in.

It would be the banksman's responsibility to direct the excavator operator and ensure that no unauthorized persons enter the demolition zone.

Side brick elements would be removed by the grab attachment and placed into a separate waste stream for disposal off site. The demolition sequence would continue in a repetitive fashion with the steel being pulled up and drawn into the building footprint by the excavator.

The mechanical demolition would progress top down in an inwards and downwards and controlled piecemeal fashion. The repetitive demolition techniques would continue until all the building has been demolished to slab level prior to the breaking out of slabs in only those areas specified.

Consultations & Notification Responses

The Head of Neighbourhood Services (Highway Services) – Have no objection.

Head of Regulatory and Enforcement Services - (Street Management and Enforcement)
Has no objections but has recommended appropriate working hours.

Greater Manchester Ecology Group – Have no objection.

Issues

Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

Saved UDP Policies

Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy.

The relevant policies within the Core Strategy and UDP are detailed below

Core Strategy Policies SP 1 (Spatial Principles) - The proposal would provide a leisure and cultural use close to an area where people live alongside high quality City Centre living. The implications of the use on the health and safety and well being of residents has been properly taken into consideration.

Core Strategy Policy DM 1 (Development Management) - Outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- impact on safety, crime prevention and health;
- refuse storage and collection, vehicular access and car parking;

These are discussed below.

Saved UDP Policy DC26 (Development and Noise) - Seeks to reduce the impact of noise on people living and working in, or visiting the City. It requires the impact that development proposals that are likely to generate noise will have on amenity to be taken into consideration, and states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate. The applicant has demonstrated that with appropriate conditions, the temporary use is capable of operating in a manner that would not cause disamenity to local residents as a result of noise break out. This is discussed in more detail below along with measures proposed to stop noise from users leaving the premises disturbing local residents.

Impact on Amenity and management of wider environmental impact

General Demolition Mitigation Measures

General provisions relating to the mitigation of demolition activity will include the control of noise at the Site boundaries, and management & control dust emissions.

Adequate segregation of pedestrians and vehicle traffic will be maintained at all times. Reversing of vehicles and plant will be minimised at all times. This will be highlighted on a site plan and will form part of the site induction for all operatives.

Throughout the demolition works the dust water suppression system will be in operation to remove the dust that is generated as part of this process, should this be deemed necessary.

Materials would be segregated by machine and placed into skips for disposal off site (Timbers, insulation, plastic, hardcore, metal, non – ferrous and ferrous metal). The Site Supervisor would ensure that at the end of each working day, all loose items or debris is removed from the structure remaining.

The Site working hours will take place between 08:00 – 17:00 Monday-Friday
08.30 – 13:00 Saturday No works will take place on Sunday or Bank Holidays.

To reduce the volume of waste sent to landfill waste from Site will be segregated at the main collection point for debris produced in the following categories as appropriate

- ☐ CAT A – Hazardous waste (paints, thinners, mastics etc.);
- ☐ CAT B – Metal;
- ☐ CAT C – Timber;
- ☐ CAT D – Plasterboard; and
- ☐ CAT E – General Waste

Full details of the proposed demolition scheduled to take place are contained within the Demolition Method Statement For The Demolition Of Pyes Scrap Yard On HOYLE STREET IN MANCHESTER by MJ Finnigan. It is considered that potential impacts on nearby pedestrians, businesses or residents resulting from the proposed demolition works will be negligible, particularly given their distance from the demolition activities proposed to take place in addition to the management techniques put in place in combination with the timing and longevity of the works.

All demolition waste removal and recycling opportunities have been fully detailed in the above Method Statement and Deloitte's e-mail dated 22-02-23.

The site location plan, Site Location Plan Ref no LA317381 stamped as received on 06-02-23 and Demolition Method Statement and Management Plan clearly shows the location of the building on the site are to be demolished.

Use of natural resources

The site is not an area known to containing any natural resources. In addition, given the scale of the development it is not believed that this would require the excessive usage of any natural resources in the demolition process.

The proposed works are in full accordance with the waste hierarchy to minimise natural resource consumption, and maximise the opportunity to re-use, recycle or recovery. The site is not particularly sensitive from an ecological or water environment perspective.

All existing electricity and water supplies at the site will be terminated prior to demolition. Clearly there will be some use of water (for dust suppression) and diesel for demolition vehicles, but this is not considered to be of a level which would have serious environmental impacts and is only temporary for the duration of the demolition process.

There would be no significant impact on the use of natural resources such that an EIA would be required.

Production of waste

The demolition project is likely to produce an amount of waste in terms of internal strip out and external materials. Any rubble (that cannot be recycled) will be disposed off site in a licenced facility.

An Asbestos Survey has been undertaken to understand the likely presence of asbestos within the buildings through on site investigations and off-site material sample testing.

It is noted that the report recommends that all disturbance and removal of asbestos contaminated material should be adequately controlled and that all asbestos containing materials are removed from site prior to refurbishment in compliance with the Control of Asbestos Regulations 2012.

Only low risk small amounts of non licensed asbestos are located in this area. Operatives will locate and bag up the items (namely AC Cement) Some AIB has been identified in a blue bin on site – this will be collected by a licensed asbestos removal contractor. All MJ Finnigan Ltd operatives are trained in asbestos awareness. If during the soft strip work suspect material is found operatives will immediately put on a P3 milter mas and act in accordance with the MJF procedures. Namely the area will be cordoned off and instructions ASBESTOS PREPARATION Doc Ref MJF 0044/02 rev 1 Date 24.01.2023 9 sought from the MJF supervisor with a view to additional sampling and following the MJF procedures.

In line with “Site waste Management Plan Regulations 2008” a waste management plan (SWMP) has been developed by the principal contractor.

During the construction phase work debris will be produced, to minimise their impact on a daily bases the following measure shall be undertaken: Storage areas to be formed within hoarding boundaries to manage waste segregation

There is no hazardous waste other than asbestos on site.

All material will be dealt with in accordance with the waste hierarchy. The contractors will apply best working practices appropriate on the site with the intention of avoiding significant or unnecessary environmental effects, managing the production of waste and maximising recycling and reuse of materials. Waste will be segregated into a number of waste streams including general; recycled timber; and plasterboard.

Waste transfer notes will be issued for all waste materials removed from the site.

Whist there is an amount of waste to be generate at the site, it is not considered that the levels would give rise to a significant environmental impact of the development and is likely to be of no more than local significance.

Pollution and nuisances

The demolition process is likely to create some pollution and nuisance i.e. traffic, servicing, dust and noise.

You indicate that programme for demolition would be approximately 3 weeks for the demolition work. It is confirmed that Strict noise monitoring measures will be introduced to ensure that plant and site activity noise levels do not exceed reasonable increase in dB levels when assessed against site specific background noise.

On site dust suppression will be employed to minimise impact to adjacent properties, including restriction on working in high winds. The Site is situated within an Air Quality Management Area and sensitive land uses are located relatively close to the Site, the impact on which will be managed through mitigation measures.

There will be no material crushed on site and no burning of rubbish on site.

It is not anticipated that the demolition works will generate significant numbers of trips. As such, the proposals will not result in significant adverse impacts during the demolition phase.

The site will be operational during normal construction site hours that will assist in minimising the operational noise impact on nearby residential properties.

There are residential properties close to the site however whilst the demolition will impact on the area, these impacts are unlikely to be significant within a City Centre environment which is undergoing significant levels of development and regeneration.

Risk of accidents

As the site is accessed by nearby roads and footways there is potential for accidents from falling debris and moving vehicles. Risks of accidents during the construction process will be controlled by health and safety measures in full compliance with national standards and legislation including the installation of site hoardings. This will help to minimise the risk of accidents until the site is redeveloped.

CONCLUSION

Based on the above, it is concluded that this development will have some impact on the surrounding area. In terms of the duration, frequency and reversibility of the impacts, it is acknowledged that demolition activity will have impacts for the duration of the process. However, these will only last for a period of 3 weeks (maximum) and are limited to normal construction site working hours. It is considered that with appropriate management which are requirements of conditions to be attached to any prior approval there will not be significant impacts beyond those which would be expected in a busy city centre environment as a result of the demolition.

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

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

0) 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:

(a) The site location plan, Site Location Plan Ref no LA317381 stamped as received on 06-02-23;

(b) Demolition Method Statement For The Demolition Of Pyes Scrap Yard On HOYLE STREET IN MANCHESTER Rev 01 and Appendix A - Highways Response by MJ Finnigan (stamped as received on 02-03-23) and CONSTRUCTION PHASE RISK ASSESSMENT and by MJ Finnigan stamped as received on 06-02-23;

(c) Deloitte's responses to MCC Questions stamped as received on 23-02-23; and

(d) Method Statement (Bats), Pye Metal Scrap Yard Building, Hoyle Street, Manchester, RHE Project Number, RHE/6982, Job Number J6982-23, Date 27th January 2023 by Rachel Hacking Ecology, covering letter dated 21-01-2023, Bat European Protected Species Licence (draft), prepared by Buro Happold and Form Pye Scrap Metal Yard Building, Hoyle Street, Manchester Toolbox Talk all stamped as received on 06-02-23 ;

1) The demolition shall be carried out in accordance with the following drawings and documents:

(a) The site location plan, Site Location Plan Ref no LA317381 stamped as received on 06-02-23;

(b) Demolition Method Statement For The Demolition Of Pyes Scrap Yard On HOYLE STREET IN MANCHESTER by MJ Finnigan Rev 01 (stamped as received on 23-02-23) and CONSTRUCTION PHASE RISK ASSESSMENT by MJ Finnigan stamped as received on 06-02-23 ;

(c) Deloitte's responses to MCC Questions stamped as received on 23-02-23; and

(d) Method Statement (Bats), Pye Metal Scrap Yard Building, Hoyle Street, Manchester, RHE Project Number, RHE/6982, Job Number J6982-23, Date 27th January 2023 by Rachel Hacking Ecology, covering letter dated 21-01-2023, Bat European Protected Species Licence (draft), prepared by Buro Happold and Form Pye Scrap Metal Yard Building, Hoyle Street, Manchester Toolbox Talk all stamped as received on 06-02-23 ;

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1 and DM 1 and saved Unitary Development Plan policy DC26

2) If during works to demolish the buildings hereby permitted any sign of the presence of bats is found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted.

Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit

Arch 87, Temperance Street, Manchester, M12 6HU
87 North Western Street, Ardwick, Manchester, M12 6DY
Unit 5B, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG
Unit 5B Store, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG
Arch 95, Temperance Street, Manchester, M12 6HU
Arch 86, Temperance Street, Manchester, M12 6HU
Arch 93, Temperance Street, Manchester, M12 6HU
Arch 94, Temperance Street, Manchester, M12 6HU
Arch 96B, North Western Street, Ardwick, Manchester, M12 6JL
Arch 96A, North Western Street, Ardwick, Manchester, M12 6JL
91 North Western Street, Ardwick, Manchester, M12 6JL
Unit 7, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG
Unit 6, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG
33 Rachel Street, Manchester, M12 6HG
Unit 5A, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG
Unit 4, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG
Unit 2, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG
Unit 1, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG
Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG
Unit 8, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG
LOOMIS UK LIMITED, Securitas Uk Ltd, Union Street, Ardwick, Manchester, M12 4JD
92 Temperance Street, Manchester, M12 6HU
Unit 3, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL