

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132772/DEM/2022

Date registered valid: 26 May 2022

Proposal: Prior Approval for demolition of existing part single, part two storey buildings - (gatehouse, building 4 & building 5)

Address: Wilsons Park, Monsall Road, Manchester, M40 8WN

Ward(s): Harpurhey Ward

Applicant: Mr Andrew Ainsworth BizSpace Limited 3rd Floor Winston House, 2 Dollis Park, Finchley, London, N3 1HF

Agent (if any):

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: No Objection

Date of recommendation: 22 June 2022

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit: 16 June 2022

Standard consultations:

Printed: 31 May 2022 Expired: 21 June 2022

Neighbour notifications

Printed: 31 May 2022 Expired: 21 June 2022

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 and surroundings

The application site relates to the demolition of a row of three units, comprising part single, part two storey units of predominantly masonry construction, incorporating a mixture of tiled pitched and flat roofs.



The buildings form the gatehouse, buildings 4 and 5 of Wilsons Park and occupy an irregular footprint which tapers away in area towards the east.

Wilsons Park is a former brewery, now in use as a business centre comprising office/managed workspace, training and storage units, with ancillary parking areas. The uses are accommodated within an estate of buildings ranging from 1-5 storeys in height.

The complex is bounded by Emmett Street East to the north, Monsall Road to the east, railway line and siding to the south and informal open space to the west. A central access road off Monsall Road dissects the site, to the which the proposed buildings to be demolished address.

In terms of the immediate surroundings, the site adjoins a railway line to the south, beyond which are various commercial uses fronting the main arterial route of Oldham Road. To the east is an office complex, where areas to the north and west the area is largely residential in character.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Prior Approval for demolition of existing part single, part two storey buildings - (gatehouse, building 4 & building 5).

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highway Services – No objection. The Demolition Management Plan should be conditioned as part of any approval.

The footway to the south side of the estate access road should be retained to allow for the continued safe passage of those on foot.

Network Rail - No objection in principle to the proposal, but a number of requirements must be met as the proposal includes works within 10m of the railway boundary and an interface with the railway boundary - therefore undertaking the works with the agreement and supervision of Network Rail is required. This includes the need for the applicant to submit a Risk Assessment Method Statement to Network Rail.

Environmental Health - Site contact details should be displayed for use by members of the public. A condition requiring a Construction Management Plan is recommended.

Greater Manchester Ecology Unit (GMEU) - A small low-status bat roost has been recorded in part of one of the buildings to be demolished. The roost is not substantive enough to advise that the buildings should not be demolished, since providing appropriate mitigation / compensation is delivered, the local conservation status of bats will not be affected. Mitigation and compensation for disturbance to bats will in this case be straightforward.

It is advised that the applicant, prior to any work commencing that will affect bats must obtain a relevant protected species License from Natural England. To obtain a License, a suitable Method Statement will need to be prepared giving details of the measures to be taken during demolitions to avoid any harm to bats, and to provide alternative roosting provision for bats.

Issues

Prior Approval for demolition application need only be considered on the basis of the method of demolition and the condition of the site following clearance.

The submitted Demolition Works Method Statement details the scope of demolition works, operations to be undertaken, including strip out, disconnection of services, removal of roof coverings, waste disposal and site management.

The works comprise the strip out and demolition of the units and leaving access secure to the neighbouring railway embankment.

On the basis of the submitted information, it is not believed that given the scope of demolition, the size and context of the site, coupled with the implementation of the outlined demolition and procedures and methodology, that the proposed demolition works will have any serious, detrimental environmental impact on the surroundings, including adjoining buildings or railway embankment. The applicant has been advised of their responsibilities of working in close proximity to a railway line and forwarded the consultation response from Network Rail, at their request. This advises of the need for the applicant to submit a separate Risk Assessment Method Statement (RAMS) to Network Rail. An appropriate informative has also been included as part of this decision.

Given the above, no objection is raised to the proposed demolition.

Condition of the site following clearance

It is proposed that the site will be cleared to slab level and left neat and tidy on completion.

Ecology

With respect to the impact upon ecology, the site is considered to be of negligible ecological value.

Whilst a small, low-status bat roost has been recorded in part of one of the buildings to be demolished. As advised by Greater Manchester Ecology Unit, the roost is not substantive enough to advise that the buildings should not be demolished. With the provision of appropriate mitigation and the acquisition of a license involving the appropriate methodology for works, the local conservation status of bats will not be affected. An informative has been included which highlights the need for the applicant to obtain a separate species licence from Natural England.

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

The City Council is satisfied that the demolition works in this case are satisfactory and will not have a significant impact on the environment or the character of the area. The decision is based on drawing referenced NHB002 and the submitted Demolition Works Method Statement, Risk Assessment and Bat Survey Report, received by the City Council as Local Planning Authority on 26 May 2022.

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

1) The developer is to submit directly to Network Rail, a Risk Assessment and Method Statement (RAMS) for all works to be undertaken within 10 metres of the operational railway under Construction (Design and Management) Regulations, and this is in addition to any planning consent. Network Rail would need to be re-assured the works on site follow safe methods of working and have also taken into consideration any potential impact on

Network Rail land and the existing operational railway infrastructure. Builder to ensure that no dust or debris is allowed to contaminate Network Rail land as the outside party would be liable for any clean-up costs. Review and agreement of the RAMS will be undertaken between Network Rail and the applicant/developer.

2) It is advised that the applicant, prior to any work commencing that will affect bats, must obtain a relevant protected species License from Natural England.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit
Network Rail

2 Emmett Street East, Manchester, M40 8PD
4 Emmett Street East, Manchester, M40 8PD
6 Emmett Street East, Manchester, M40 8PD
Keuhne And Nagel Drinks Ltd, Monsall Road, Manchester, M40 8PA
14 Emmett Street East, Manchester, M40 8PD
12 Emmett Street East, Manchester, M40 8PD
8 Emmett Street East, Manchester, M40 8PD
18 Emmett Street East, Manchester, M40 8PD
SAPPHIRE GARAGE LIMITED, 1 - 3 Monsall Road, Manchester, M40 8FZ
Building 1 Suite 1A Office 10, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 1A Office 8, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Third Floor Office 9, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Third Floor Office 1, Wilsons Park, Monsall Road, Manchester, M40 8WN
Unit 9A, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 5 Unit 5E, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 First Floor Room L, Wilsons Park, Monsall Road, Manchester, M40 8WN
Unit 9B, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Second Floor F And G, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 10 Unit H, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 10 Unit F, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 4A Office 8, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 4A Office 1, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 4 Unit 4D, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 4 First Floor, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Ground Floor Room M, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Second Floor Rooms H To K And M And N, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 E Second Floor, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 1A Office 7, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 1A Office 6, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 First Floor Office B, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 4A Office 5, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Third Floor Office 8, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Third Floor Office 2, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 5 Unit 5B, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 First Floor Room M, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 Ground Floor Room E, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 Ground Floor Room J, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 6, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 4A Office 4, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Third Floor Office 5, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Third Floor Office 7, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 3, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 Ground Floor Room G, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 Ground Floor Room B, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 Ground Floor Room K, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Second Floor, Wilsons Park, Monsall Road, Manchester, M40 8WN

Building 1 Second Floor A, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Ground Floor Room N, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Fourth Floor, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Ground Floor Room C, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 10 Unit G, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 10 Unit A, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 1A Office 5, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 4A Office 2, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Third Floor Office 10, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Third Floor Office 3, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 5 Unit 5D, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 5 Unit 5A, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 Ground Floor Room N, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 Ground Floor Room L, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Second Floor C, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Ground Floor Room L, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 First Floor Rooms B To G And M To S And Tearoom, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Ground Floor Room D, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Ground Floor Room B, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 10 Unit E, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 1A Office 9, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 First Floor Rooms J And K, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 First Floor Room C, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 Ground Floor Room M, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 First Floor Rms H-L And T, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Ground Floor Rooms E F G H, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 10 Units C1 And C2, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 10 Unit B, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 1A Office 1, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 1A Office 4, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 1A Office 3, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 1A Staff Room, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 1A Office 2, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 First Floor Office A, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 4A Office 7, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Third Floor Office 4, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 First Floor Room F, Wilson Park, Monsall Road, Manchester, M40 8WN
Building 5 Unit 5C, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Third Floor Rooms L To S, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 4 Security Office, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 First Floor Room B, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 Ground Floor Room C, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Third Floor Rooms A To K And T To Y, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Ground Floor Room K, Wilsons Park, Monsall Road, Manchester, M40 8WN
16 Emmett Street East, Manchester, M40 8PD
Building 1 First Floor Office C, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 4A Office 6, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Suite 4A Office 3, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Third Floor Office 6, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 4 Unit 4, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 First Floor Rooms D-E, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 Ground Floor Room O, Wilsons Park, Monsall Road, Manchester, M40 8WN

Building 2 Ground Floor Room D, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 First Floor Room H, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 2 Ground Floor Room H, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 1 Ground Floor Room A, Wilsons Park, Monsall Road, Manchester, M40 8WN
Building 10 Unit D, Wilsons Park, Monsall Road, Manchester, M40 8WN
10 Emmett Street East, Manchester, M40 8PD

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: CENTRL