

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144399/DEM/2025
Date registered valid:	30 October 2025
Proposal:	Demolition of the existing portal frame car parking building
Address:	APH Car Park, Bradnor Road, Manchester, M22 4TE
Ward(s):	Northenden Ward
Applicant:	Mr Nick Caunter, Airport Parking and Hotels Ltd
Agent (if any):	Mr David Tye, Paul Butler Associates Ltd
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	28 November 2025

Application details

Type of application: Proposed demolition

Development type: Notifications

Standard consultations:

Printed: 6 November 2025 Expired: 27 November 2025

Neighbour notifications

Printed: 6 November 2025 Expired: 27 November 2025

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/area

This application is centred around a large portal framed warehouse building located within the grounds of the APH car parking business within Sharston Industrial Estate. The building in question is circled in red below.



Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The applicant is proposing to demolish the portal framed warehouse building as it is no longer suitable for the existing off-airport car parking business.



Consultations & Notification Responses

Local Residents/Businesses – No comments received.

Highway Services – Clarification is sought regarding the following: -

- The number of vehicles expected per day during demolition, including size of vehicle;
- Swept path to show that the largest expected vehicle can enter and exit the site in a forward gear;
- A dilapidation survey of nearby highway to ensure highway repaired if damaged;
- An updated site-set up plan showing staff/contractor parking, welfare facilities, highlighting the waste storage and material storage areas, fencing around work area and loading/unloading areas;

Cadent Gas – No objections

Environmental Health – There is very little information regarding how dust and noise will be controlled during the demolition process. We will need more comprehensive details before this condition can be discharged.

Greater Manchester Ecology Unit – Have made the following comments:

Bats – The building was assessed as having 'negligible' bat roosting potential, however as the report was written in September 2023 (more than 18 months ago), as per CIEEM guidelines, and Section 8.11 of the ecology survey, an updated Preliminary Roost Assessment (PRA) is required.

Nesting Birds – There is habitat suitable for nesting birds present in trees and scrub and on the peripheries of the site, however this seems to be retained. There is also habitat suitable for nesting birds present within the building to be demolished. Evidence of pigeon nesting was observed at time of survey within the building. Work that will impact on habitats where nesting birds may be present (demolition works), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.

Policies

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It 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.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, Spatial Principles – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, Development Management – This policy states that all development should have regard to a number of issues, in this instance the most relevant are considered as follows:-

- Effects on residential amenity, road safety and traffic generation.
- Effects relating to biodiversity, landscape, archaeological or built heritage.

Saved UDP Policy DC26, “Development and Noise” – Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a) the effect of new development proposals which are likely to be generators of noise; and
- b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

Issues

Principle – The principle of the proposed demolition is considered acceptable. Notwithstanding this, consideration must be given to the environmental impact of the demolition work.

Demolition Works – The demolition of the site will be undertaken by a specialist contractor and carried out in full compliance with the Construction (Design and Management) Regulations 2015 and BS 6187:2011 – Code of Practice for Full and Partial Demolition. On balance, the anticipated impacts are considered to be temporary, localised, and unlikely to result in any significant adverse effects on the surrounding environment. Any potential effects can be appropriately addressed through the prior notification process for demolition. Accordingly, it is concluded that the proposal would not give rise to any significant environmental impacts.

Ecological Impacts – An ecological survey was submitted in support of the application, undertaken in September 2023. The survey found no evidence of bat roosts or bird nesting within the site at that time. However, as the survey is now over 18 months old, its findings are considered to have diminished reliability. In accordance with best practice and to ensure compliance with relevant wildlife legislation, it is recommended that updated ecological surveys be carried out prior to the commencement of any demolition works.

The requirement to undertake further bat and bird surveys will be secured by condition, ensuring that any potential ecological impacts are appropriately assessed and mitigated before works proceed.

Residential Amenity – The nearest residential property is located approximately 125 metres to the west of the site. Given this separation distance, it is not considered that the proposed demolition works would result in any significant adverse impact on existing levels of residential amenity. Nevertheless, in the interests of safeguarding amenity, it is considered appropriate to impose a condition requiring the submission and approval of a detailed Demolition Management Plan. This will ensure that any potential impacts are effectively managed and minimised.

Pedestrian and Highway Safety – Highways Services have identified several matters requiring clarification. It is considered that incorporating these details within the Demolition Management Plan will provide an appropriate mechanism to address these concerns. This approach will ensure that the proposed works do not adversely affect existing levels of pedestrian or highway safety within the vicinity of the site.

Conclusion

The principle of the proposed demolition is considered acceptable, subject to appropriate safeguards. The works will be undertaken by a specialist contractor in accordance with relevant regulations and best practice standards, ensuring that impacts are temporary, localised, and effectively managed.

Conditions will be imposed to secure a detailed Demolition Management Plan addressing residential amenity, pedestrian and highway safety, and environmental considerations. Furthermore, updated ecological surveys will be required prior to commencement to ensure compliance with wildlife legislation and mitigate any potential ecological impacts.

On this basis, it is concluded that the proposal would not result in any significant adverse effects on the environment, residential amenity, or highway safety, and is therefore considered acceptable, subject to the recommended conditions.

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

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

1) 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 following:

- a) Drawing - Location Plan, received on 30 Oct 2025
- b) Drawing E902 - demolition works and APH land, received on 30 Oct 2025
- c) Drawing E903 - extend of demolition, received on 30 Oct 2025

- d) Supporting information - asbestos refurbishment and demolition survey, received on 30 Oct 2025
- e) Supporting information - construction phase plan, received on 30 Oct 2025n
- f) Supporting information - method of work, received on 30 Oct 2025
- g) Supporting information - plan of work, received on 30 Oct 2025
- h) Supporting information - risk assessment, received on 30 Oct 2025

2) Demolition works shall be confined to the following hours:

- a) Monday - Friday: 7.30am - 6pm
- b) Saturday: 8.30am - 2pm
- c) Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policy DM1 in the Manchester Core Strategy

3) Prior to the commencement of development, a Demolition Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- o Measures to control noise and vibration;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Details of an emergency contact telephone number;
- o A community consultation plan;
- o Sheeting of construction vehicles;
- o Details of proposed hoarding, including location;
- o Traffic Management Plan
- o Location of parking facilities for contractors and visitors
- o A dilapidation survey of nearby highway to ensure highway repaired if damaged;

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies EN19 and DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

4) The demolition works hereby approved shall not take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the building for active birds' nests immediately before the demolition commences and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

5) No demolition works shall commence until an updated Preliminary Bat Roost Assessment (PBRA) of all buildings and structures to be demolished has been submitted to and approved in writing by the City Council as Local Planning Authority. Where the PBRA identifies the potential for bat roosts, further bat emergence/re-entry surveys shall be undertaken at an appropriate time of year in accordance with current best practice guidelines. The results of these surveys, together with any proposed mitigation measures, shall also be submitted to and approved in writing by the

City Council as Local Planning Authority prior to the commencement of demolition. The development shall thereafter be carried out in full accordance with the approved details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Greater Manchester Ecology Unit

Heimbach Uk Ltd, Bradnor Road, Manchester, M22 4TS
Unit 6, Wearlee Works, 102 Longley Lane, Manchester, M22 4WT
23 Penarth Road, Manchester, M22 4AG
45 Penarth Road, Manchester, M22 4AG
84 Longley Lane, Manchester, M22 4JF
80A Longley Lane, Manchester, M22 4JF
74 Longley Lane, Manchester, M22 4JF
72 Longley Lane, Manchester, M22 4JF
Cardinal Maritime, Harling Road, Manchester, M22 4UZ
Michael J Wall, Paston Road, Manchester, M22 4TF
5 Crombie Avenue, Manchester, M22 4SG
Units 1 And 4 Units 7 To 10 And Unit 14, Wearlee Works, 102 Longley Lane, Manchester, M22 4WT
Unit 12, Wearlee Works, 102 Longley Lane, Manchester, M22 4WT
92 Longley Lane, Manchester, M22 4JF
21 Penarth Road, Manchester, M22 4AG
35 Penarth Road, Manchester, M22 4AG
80 Longley Lane, Manchester, M22 4JF
64 Longley Lane, Manchester, M22 4JF
11 Penarth Road, Manchester, M22 4AG
3 Roundwood Road, Manchester, M22 4AS
EFM FLEET SERVICES, First Floor, Phoenix House, Bradnor Road, Manchester, M22 4TE
53 Penarth Road, Manchester, M22 4AG
Unit 14A, Wearlee Works, 102 Longley Lane, Manchester, M22 4SY
Unit 15, Wearlee Works, 102 Longley Lane, Manchester, M22 4WT
17 Penarth Road, Manchester, M22 4AG
31 Penarth Road, Manchester, M22 4AG
33 Penarth Road, Manchester, M22 4AG
86 Longley Lane, Manchester, M22 4JF
Vita Liquid Polymers Ltd, Harling Road, Manchester, M22 4SZ
AIRPORT PARKING AND HOTELS(MCR), The Astrodome, Bradnor Road, Manchester, M22 4TE
Housing Maintenance Depot, Bradnor Road, Manchester, M22 4TE
Unit 13, Wearlee Works, 102 Longley Lane, Manchester, M22 4SY
Unit 5, Wearlee Works, 102 Longley Lane, Manchester, M22 4WT
Unit 11, Wearlee Works, 102 Longley Lane, Manchester, M22 4SY
39 Penarth Road, Manchester, M22 4AG
66 Longley Lane, Manchester, M22 4JF
47 Penarth Road, Manchester, M22 4AG
51 Penarth Road, Manchester, M22 4AG

1 Crombie Avenue, Manchester, M22 4SG
 10 Crombie Avenue, Manchester, M22 4SG
 The Oakfield Centre, 104 Longley Lane, Manchester, M22 4JY
 41 Penarth Road, Manchester, M22 4AG
 88 Longley Lane, Manchester, M22 4JF
 76 Longley Lane, Manchester, M22 4JF
 1 Roundwood Road, Manchester, M22 4AS
 5 Penarth Road, Manchester, M22 4AG
 Phoenix House, Bradnor Road, Manchester, M22 4TE
 Second Floor, Phoenix House, Bradnor Road, Manchester, M22 4TF
 3 Crombie Avenue, Manchester, M22 4SG
 78 Longley Lane, Manchester, M22 4JF
 27 Penarth Road, Manchester, M22 4AG
 43 Penarth Road, Manchester, M22 4AG
 13 Penarth Road, Manchester, M22 4AG
 1 Penarth Road, Manchester, M22 4AG
 Rostrad Ltd, Harling Road, Manchester, M22 4UZ
 Bradnor Point, Paston Road, Manchester, M22 4TF
 49 Penarth Road, Manchester, M22 4AG
 Unit 2, Wearlee Works, 102 Longley Lane, Manchester, M22 4SY
 William Pinder And Sons Ltd, Harling Road, Manchester, M22 4UZ
 98 Longley Lane, Manchester, M22 4JF
 94 Longley Lane, Manchester, M22 4JF
 90 Longley Lane, Manchester, M22 4JF
 19 Penarth Road, Manchester, M22 4AG
 29 Penarth Road, Manchester, M22 4AG
 37 Penarth Road, Manchester, M22 4AG
 9 Penarth Road, Manchester, M22 4AG
 7 Penarth Road, Manchester, M22 4AG
 5 Roundwood Road, Manchester, M22 4AS
 Unit 4, The Oakfield Centre, Longley Lane, Manchester, M22 4UX
 EGERTONS RECOVERY GROUP LTD, Walls Coaches, Paston Road, Manchester, M22 4TF
 Unit 1, The Oakfield Centre, Longley Lane, Manchester, M22 4UX
 100 Longley Lane, Manchester, M22 4JF
 96 Longley Lane, Manchester, M22 4JF
 15 Penarth Road, Manchester, M22 4AG
 25 Penarth Road, Manchester, M22 4AG
 82 Longley Lane, Manchester, M22 4JF
 70 Longley Lane, Manchester, M22 4JF
 68 Longley Lane, Manchester, M22 4JF
 3 Penarth Road, Manchester, M22 4AG
 Royal Green Filling Station, 106 Longley Lane, Manchester, M22 4SY

Appendix 2 – Planning constraints

Article 4 Direction - Wythenshawe PD Restriction - Class B1(c) To C3
 Article 4 Direction - Wythenshawe PD Restriction - Class B1(a) To C3
 Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Middle) -
 Susceptible to Surf Water Flood (More) -
 Area Team Boundary - Name: SOUTH AREA