

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145556/DEM/2026
Date registered valid: 27 March 2026
Proposal: Demolition of former Buzz Bingo Building.
Address: Gala Bingo, Kirkmanshulme Lane, Manchester, M18 7BA
Ward(s): Longsight Ward

Applicant: Mr Mark Waite Kellen Homes
Agent (if any): Miss Ellie Philcox, Euan Kellie Property Solutions
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 01/05/2026

Application details

Type of application: Proposed demolition

Development type: Notifications

Date of site visit: 16/04/2026

Standard consultations:

Printed: 1 April 2026

Expired: 24 April 2026

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/site

The application relates building and surrounding car park of the former buzz bingo hall. The site is bordered by the Co-Op Academy Bell View and single storey warehouse used by a catering provider. The A57 runs alongside the site, with new residential dwellings to the south on Kirkmanshulme Road

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development:

The applicant is seeking permission to demolish the former Gala bingo hall and the associated smoking shelters within the car park of the site. The demolition is part of a wider scheme to redevelop the site in the medium to near future, with the hardcore arising from the demolition to be stockpiled for reuse in future construction/remediation works.

Consultations & Notification Responses

Highways: No objection the proposal, but clarification sought on a number of points in relation to pedestrian vehicle movements, loading/unloading areas, waste storage, number of trips generated, swept path analysis, dilapidation survey. The applicant provided these clarifications.

Environmental Health: No objection to the proposal, advise the following:

- As well as the proposed letter drop resident notification of the works, the relevant site contact details should also be provided on fencing/hoarding at the site.
- As well as the proposal to contact the Urban Regen Ltd. Project Manager in the event that ground and/or groundwater contamination and/or ground gas are encountered on the site during the works, the contractors are also advised to cease works and call

Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Greater Manchester Ecology Unit: No comment has been received from GMEU within the statutory timeframe.

Issues

Prior Approval for demolition applications need only be considered on the basis of the method of the demolition and the condition of the site following clearance. Other matters are considered below for completeness.

Impact and Method of Demolition:

The application has been accompanied by a demolition plan, ecological impact assessment, and asbestos demolition survey. The submitted statements detail specific site requirements, including details of: securing the site; site security; site compound; traffic management; asbestos removal; soft strip of the building; processing of demolition arisings; waste management; creation of demolition exclusion zone; health and safety assessments and method statements; environmental considerations; working hours; emergency procedures.

The demolition contractor is to undertake the works in accordance with the procedures as set out in the Construction (Design and Management) Regulations 2015 and The Control of Asbestos Regulations 2012.

A variety of demolition equipment would be used to remove the structure and materials, with scrap metals to be ground burned and removed off site and hard materials to be crushed and stockpiled for grading, chemical analysis, and asbestos screening, prior to re-use. Dust suppression systems will be utilised during the works.

On the basis of the submitted information, it is not believed that the proposed demolition works would give rise to serious, detrimental environmental impact on the surroundings. The condition of the site post demolition is considered satisfactory. As such, the works are considered acceptable.

Pedestrian and Highway Safety:

It is not anticipated that the proposed demolition works would have a detrimental impact upon the existing levels of pedestrian and highways safety enjoyed within the vicinity of the site. The applicant has confirmed pedestrian routes will not be impacted by the hoardings or access to the site. All loading and unloading of waste materials will be done within the site and will not impact the highway.

Residential Amenity

The nearest residential property is located approximately 100m away from the former bingo hall on Kirkmanshulme Lane. 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. Furthermore, environmental health officers have no objection to the proposal.

Ecological Impacts:

An ecological impact assessment accompanied the application, which found no evidence of bat roosts or bird nesting within the building and associated smoking shelter at the time of the survey. Two buildings (main building, smoking shelter) and 11 trees from the northern boundary are to be lost as part of this scheme, none of the which will have an impact to roosting bats.

No evidence of nesting birds was identified within the site, however the trees and mixed scrub at the northern end of the site could be used by common nesting birds. The survey was

conducted close to the date of the submission of the application, within the timeframe of the bird nesting season. It is therefore very probable the small array of trees are not being used for nesting of birds.

Based on the provided ecological impact assessment provided, it is very unlikely that the risk of demolition within the site will negatively affect nesting of bats or birds or other wildlife. The loss of 11 moderate/medium sized trees and modified grassland with poor condition value in this location is not considered to have a significant impact on biodiversity or wildlife.

Conclusion:

Whilst there would be some temporary environmental effects during the demolition activities, such impacts would not likely cause long term effects. The works would result in a cleared site and as such there would be a visual change in the area following the demolition of the building on site. This effect is considered to be short-medium term effect prior to the site's future redevelopment. There are no likely significant long-term impacts in terms of noise, waste, flooding, land contamination, highways archaeology or ecology. Whilst it is considered that the demolition activity would have some impact on the surrounding area, these on their own have been judged to not be significant.

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

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 documents received:

- Cover Letter from Euan Kellie dated 27th March 2026
- Proposed Demolition Plan reference: C016-KEL-XX-XX-PL-A-505 received 27 March 2026
- Demolition Method Statement from Urban Regen dated 17th March 2026
- Asbestos Demolition Survey from Urban regen and Square Circle dated 23rd December 2025
- Ecological Impact Assessment from Arbtech dated 4th March 2026.

Informative:

1.
 - As well as the proposed letter drop resident notification of the works, the relevant site contact details should also be provided on fencing/hoarding at the site.
 - As well as the proposal to contact the Urban Regen Ltd. Project Manager in the event that ground and/or groundwater contamination and/or ground gas are encountered on the site during the works, the contractors are also advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.
2. The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.
3. The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.
4. A dilapidation survey of nearby highway is required prior to demolition/construction to ensure highway is repaired if damaged. A dilapidation survey will be required post demolition/construction and provided to MCC's Event and Traffic Management team via email: highwaynetworkmanagement@manchester.gov.uk
5. Whilst the building to be demolished is very low risk 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 during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).
6. Work (including building demolition and any vegetation and site clearance) should be timed to avoid the main bird nesting season (March - August inclusive) unless checks have been undertaken by a suitably qualified expert to show that nesting birds are absent.
7. Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA