



Planning

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Mr Ed Harvey
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Date: 8 July 2021

Dear Sir/Madam,

**Town & Country Planning (General Permitted Development Order) (England) 2015
(as amended) Schedule 2, Part 11**

Application No: 130049/DEM/2021

Proposal: Prior Notification for part-demolition of Premier House (which forms part of the Renaissance hotel complex).

Location: Premier House , Renaissance Hotel, Deansgate, Manchester

I write with reference to the above notification and advise you that prior approval to undertake the demolition is **not required**.

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 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)PREMIER HOUSE, RENAISSANCE, MANCHESTER DEMOLITION METHOD STATEMENT AND MANAGEMENT PLAN -INITIAL PHASE - DEMOLITION OF RAMP AND CANOPY AND PART OF BUILDING - Rev 3 - 04.06.21;

(b) Ian Chew, Asbestos and Health & Safety Management (Beams and Columns, Premier House, Deansgate, Manchester) stamped as received on 14-04-21;

(c)Ian Chew, Asbestos and Health & Safety Management (Public Car Park below Renaissance Hotel, Manchester) stamped as received on 14-04-21;

(d)REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS : Premier House, 22 Deansgate, Manchester,M3 1PH V1 (11-02-21)by Eton Environmental Group Ltd stamped as received on 14-04-21;

(e)REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS : Premier House, 22 Deansgate, Manchester,M3 1PH V1 (11-03-21) by Eton Environmental Group Ltd stamped as received on 14-04-21; and

(f) SPECIFICATION FOR ASBESTOS REMEDIATION WORKS :PREMIER HOUSE, 22 DEANSgate, MANCHESTER, M3 1PH V3 by Eton Environmental Group Ltd stamped as received on 14-04-21;

(g)Dust Management Plan, Deansgate, Manchester Reference: 4485-1r1, Date: 20th May 2021

The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Site Location Plan MP 00 1000;

(b) Dwgs MP 02 1100, MP 02 1101, MP 02 1102, MP 02 1103 and MP 02 1104;

(c) PREMIER HOUSE, RENAISSANCE, MANCHESTER DEMOLITION METHOD STATEMENT AND MANAGEMENT PLAN -INITIAL PHASE - DEMOLITION OF RAMP AND CANOPY AND PART OF BUILDING - Rev 3 - 04.06.21;

(d) Outline Premier House Demolition Programme;

(e) Site Hoarding detail plan June to August 21; and

(f) Dust Management Plan, Deansgate, Manchester Reference: 4485-1r1, Date: 20th May 2021

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

No demolition shall take place until a demolition management plan or method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- o A construction programme including phasing of works;
- o 24 hour emergency contact number;
- o Expected number and type of vehicles accessing the site: Deliveries, waste, cranes, equipment, plant, works, visitors; Size of construction vehicles; The use of a consolidation operation or scheme for the delivery of materials and goods; Phasing of works;
- o Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction): Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;
- o Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
- o Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- o Locations for storage of plant/waste/construction materials;

- o Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- o Arrangements to receive abnormal loads or unusually large vehicles;
- o Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- o Any necessary temporary traffic management measures;
- o Measures to protect vulnerable road users (cyclists and pedestrians);
- o Arrangements for temporary facilities for any bus stops or routes;
- o Method of preventing mud being carried onto the highway;
- o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

and include the measures set out within the Dust Management Plan, Deansgate, Manchester Reference: 4485-1r1, Date: 20th May 2021

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development pursuant to Core Strategy policies DM1 and SP1.

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.

Prior to commencement of the demolition final details of the interim treatment of the site of the demolished structure including Site Hoarding Plans and details of a temporary site treatment should development of the site not commence within defined timeframes shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure that a satisfactory temporary treatment of the site pending its redevelopment is carried out should the current envisaged development commencement times lines move and to ensure that this respects the character and visual amenities of the area, in accordance with Core Strategy policies SP1, DM1, EN3 and CC9 and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

Should you wish to discuss this matter any further please contact Angela Leckie.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing

