

30 SEP 2020



MANCHESTER
CITY COUNCIL

Building Control

Mobile number: 07879488404
n.henshaw@manchester.gov.uk

PO Box 532 Town Hall
Manchester M60 2LA

Catherine Halstead
Lovell House
Archway 6
Hulme
Manchester M15 5RW

Date: 28th September 2020

Our Ref: DM/20/00396

Dear Sir/Madam

The Building Act 1984 (as amended)
Demolition of the whole building
Former Manchester College Of Arts And Technology, Ashley Lane,
Manchester, M9 4WU
Application Number DM/20/00396

I refer to your letter received on 24th September 2020 requesting the City Council's consent to demolish the above mentioned premises, under Section 81 of the Building Act 1984 (as amended).

I now enclose the Notice of Consent, which sets out the conditions which are to be observed in connection with the work of demolition.

Yours faithfully

 Neil Henshaw
Building Control Surveyor



**MANCHESTER
CITY COUNCIL**

Notice of Demolition

Building Control

PO Box 532, Town Hall
Manchester M60 2LA

Building Act 1984 (as amended): Section 81
Reference Number: DM/20/00396

To: Catherine Halstead
Lovell House
Archway 6
Hulme
Manchester M15 5RW

The Council of the City of Manchester

In connection with the proposed Demolition of the whole building at,
Former Manchester College Of Arts And Technology
Ashley Lane
Manchester M9 4WU

hereby require you to carry out works in accordance with the terms and conditions set out overleaf to the satisfaction of the City Council. Such works being requirements that the Local Authority are empowered to include in this Notice under Section 82 of the Act.

The work hereby required, including compliance with all the terms and conditions must be complete within 24 weeks from the date of commencement of the demolition.

If you consider yourself aggrieved by any of these terms or conditions you have the right to appeal to a Court of Summary Jurisdiction within 21 days from the date of receipt of this Notice of Consent. You should give your Notice of Appeal to the Clerk to the Justices, City Magistrates' Court, Crown Square, Manchester, M60 2LA, at the same time.

If you do not appeal, or if any appeal which you make is not successful, failure to comply with any of the terms or conditions of this Notice will give the City Council power to enter upon the building and the site thereof, to carry out the work and to sell or dispose of any material or rubbish found on the site; and all the expenses incurred by the City Council in so doing may be recovered from the owner of the site by the City Council.

Dated this **28 September 2020**

Head of Planning, Building Control & Licensing

Enquires arising out of this Notice should be made to: **Neil Henshaw** on
07879488404 or n.henshaw@manchester.gov.uk

IMPORTANT INFORMATION

This notice does not authorise interference with apparatus or works of statutory undertakers for the supply of Water, Gas or Electricity. This Notice does not confer approval of demolition under Planning or any other legislation.

Planning approval is normally required when demolition is proposed. An application form for prior notification of proposed demolition is available on the planning portal by visiting www.planningportal.gov.uk.

This notice does not empower the holder to obtain possession of premises from a tenant or from any other person and it does not imply in any way that the City Council are willing or able to provide housing accommodation to any occupier who leaves the premises or is evicted from them because the owner wishes to demolish them.

Note: The contractor must contact Neil Henshaw, in order to arrange a site meeting before ANY WORKS are commenced.

Demolition Specification for:-
Demolition of the whole building
Former Manchester College of Arts and Technology
Ashley Lane
Manchester
M9 4WU

Reference Number DM/20/00396
General Information

1. The purpose of the attached conditions are to satisfy the requirements of the Building Act 1984 (as amended) within the scope of items contained in clauses a – j in subsection 1 of section 82 of the Act.
2. Attention is drawn to the health and safety Construction, Design and Management Regulations, and the range of obligations imposed by them on the building owner, the planning supervisor, the designer, the contractor and sub-contractors.
3. Attention is also drawn to the Party Wall etc Act. This requires any person undertaking work on a party wall to notify and obtain the consent/agreement of the adjoining owners and where necessary appoint a Party Wall Surveyor.
4. All demolition work carried out should meet 'BS 6187: Demolition' and other relevant British Standards and Codes of Practice relating to demolition.
5. Appropriate Planning consent must be obtained before any work is commenced.
6. The contractor shall give notice to British Telecom, Gas, Water and Electricity Authorities to disconnect and stop off supplies at the point of entry to the site.
7. Before commencement of the demolition at least 48 hours notice must be given to Manchester City Council, Building Control, PO Box 532, Town Hall, Manchester, M60 2LA.

Protection of the Site before Commencement of Demolition

8. Where necessary application must first be made for scaffold/hoarding permits to Highways Technical Services Department of Manchester City Council via on line application.
9. A tubular steel scaffold must be erected for the full height of the building/s on all elevations adjacent or in close proximity to highways, public rights of way canals and waterways. The scaffold must be totally enclosed with fine mesh debris netting, which must be maintained in good condition during the course of the works. Also, where necessary, a closely boarded fan hoarding must be provided at a height of 5.3 metres above the highway.



10. Where required by the Highways Authority a 'pedestrian walk through' shall be constructed 1.5m wide at street level with a closely boarded platform 2.5 metres above the pavement and a close hoarding fixed to the inner standard up to the platform over. Adequate artificial lighting shall be provided to a minimum lighting level of 60 lux during the day or night.
11. A sufficient hoarding must be erected around the property to be demolished and such hoarding must be maintained in good condition until the building has been demolished and the site cleared. The hoardings must be constructed so as to adequately protect the public and prevent trespass on site whilst work is in progress, and include the provision of all temporary warning signs and lighting
12. Openings in external walls must be boarded up to ensure that falling debris within the building is not deflected onto the public highway.
13. Where the work is likely to cause disruption to traffic or pedestrians you must liaise with the Highways Safety Officer of the Highways Technical Services and the Police and take all possible precautions for the safety of the public, including the protection measures and sufficient warning signs.

The Demolition Process

14. The demolition must be carried out in such a manner that no part of the building is left in an unsafe condition at any time during the course of the demolition. Also adequate precautions must be taken to prevent any objects or materials escaping the site of the demolition that could cause injury to persons in the vicinity.
15. Demolition is to be carried out in such a manner as to cause as little inconvenience as possible to adjacent premises and the public. Where it is necessary, in the interests of the safety of the occupiers of adjacent buildings or persons using the public highway, such adjacent buildings must be properly shored and/or protected.
16. In dry conditions during demolition and site clearance the debris is to be regularly sprayed with water to prevent nuisance from dust.
17. There must be no burning of demolition materials on site.

Works required to Adjoining/Attached Property Consequent on Demolition

18. Provide support and weatherproof party walls of adjoining properties exposed by the demolition to the standards required by Parts A, C and L of the Building Regulations.



NB

- The provisions of the Party Wall Act will apply in relation to giving notice and obtaining the consent /agreement of the adjoining owner.
 - The alterations to the exposed gable will require approval under the provisions of the Building Regulations.
 - Should it become necessary to execute this notice in default the council will meet these statutory obligations on behalf of the owner and recover the costs of doing so.
19. Any cellar area, coal grids or voids in the pavement adjacent to the premises being demolished must be rendered safe by bricking up and filling in with solid material to the surface of the pavement.
 20. Where the building contains a basement that is not to be backfilled adequate precautions shall be taken to ensure no damage occurs to land/property retained by the basement wall and that the basement will be properly drained of surface water. Where a basement is to be backfilled suitable precautions must be taken to prevent dampness or water penetration occurring in adjoining property.
 21. All openings, joist, purlin, wall plate or beam holes, including any opening between the eaves level and the apex of the roof of the exposed gable, must be properly sealed. Any plasterwork on the surface of the expose party walls must be hacked off.
 22. Any roof slating or tiling to the verge of the exposed gable must be made good by carrying the slates or tiles 50mm beyond the face of the exposed wall and finished off by the provision of suitable verge fillets in cement mortar underneath the projecting slates or tiles.
 23. Measures shall be taken to ensure all services to adjoining property including water supply, foul and surface water drainage is maintained in working order during the course of demolition and on completion.
 24. Arrange for the disconnection, sealing and/or removal, at such points as the City Council may require, any sewer, drain, water or gas pipe in or under the premises being demolished and disconnect at such points as foresaid any electricity cable in or under the premises being demolished. **Note – 48 hours notice is required to the City Council and the Gas, Water and Electricity Companies before this condition is complied with.**
 25. Make good, to the satisfaction of the City Council, the surface of the ground disturbed by anything done under the last condition. **Note – 24 hours notice is required to the City Council before this condition is complied with.**

Treatment of the site on Completion of the Demolition

26. The site of the demolished building shall be left in a manner that will not pose a hazard to people using adjoining highways, public or private property. If the site contains hazards that are not to be removed it must be securely fenced off to prevent unauthorised access.
27. All walls must be demolished to a depth of two courses below the level of the adjoining pavements, passages or land.
28. Where it is not intended to backfill a basement the site is to be properly protected with securely fixed hoardings. If the basement is to be backfilled it must be filled with well consolidated hardcore taking care not to leave voids. The site must be finished level with the adjoining pavements passages or land.
29. All materials and debris resulting from the demolitions must be removed from site. Where the site adjoins or is in close proximity to a highway it must be levelled with the adjoining pavements and finished with a blinding of sand or fine aggregate and left in a clean and tidy condition to the satisfaction of the City Council.

Should you wish to discuss these conditions please contact Neil Henshaw on mobile number 07879488404.

Information Sheet

Removal of asbestos from buildings prior to demolition works

Asbestos was used extensively as a building material in England and Wales from the 1950's through to the mid 1980's. Although some of this material has been removed over the years, there are many thousands of tonnes of asbestos still present in buildings. It is estimated that over half a million non-domestic premises currently have some form of asbestos in them. It is estimated that asbestos related diseases still account for 4000 deaths per annum.

You are most likely to come across asbestos in the following materials:

- Sprayed asbestos and asbestos loose packing - generally used as fire breaks in ceiling voids.
- Moulded or preformed lagging - generally used in thermal insulation of pipes and boilers.
- Sprayed asbestos - generally used as fire protection in ducts.
- Fire breaks, panels, partitions, soffit boards, ceiling panels and around structural steelwork.
- Insulating boards used for fire protection, thermal insulation, partitioning and ducts.
- Some ceiling tiles.
- Millboard, paper and paper products used for insulation of electrical equipment. Asbestos paper has also been used as a fireproof facing on wood fibreboard.
- Asbestos cement products which can be full or semi-compressed into flat or corrugated sheets. Corrugated sheets are largely used as roofing and wall cladding. Other asbestos cement products include gutters, rainwater pipes and water tanks.
- Certain textured coatings.
- Bitumen roofing material.
- Vinyl or thermoplastic floor tiles.

Asbestos has been used in all sorts of places, so you cannot presume buildings are free from it.

Prior to demolition you have a legal obligation to ensure that all the buildings involved are free from asbestos containing materials. Please refer to The Control of Asbestos Regulations 2006.

1. You must carry out an asbestos survey unless you already have the documentation listed in 3 below. The survey must be a Type 3 full access sampling and identification survey. You should confirm that the individual or organisation chosen has adequate, relevant training, experience and a quality management system. They should be competent and able to carry out the survey in accordance with MDHS 100, "Surveying, sampling and assessment of asbestos containing materials". To assess the organisation or individual you can check that they are accredited by the United Kingdom Accreditation Service (UKAS), 21-47 High Street, Feltham, Middlesex TW13 4UN, telephone 020 8917 8400.

The client must ensure that the surveyor is given full access to all areas. In our experience many reports of Type 3 surveys contain such clauses that excuse the company from carrying out full access sampling. For example, they can exclude access above 2 metres and into false ceilings, areas where it is dark or areas where there might be live power and locked rooms. These excuses are not acceptable. The client should be aware of such potential limitations and ensure that full access sampling is undertaken.

2. Following the survey all asbestos containing materials identified should be removed in accordance with The Control of Asbestos Regulations 2006.

a. Asbestos cement sheet and textured coating (artex) materials can be removed by non-licensed contractors, but should be done in accordance with Asbestos Essentials - Information sheets (available from HSE).

b. Most other asbestos materials must be removed by a contractor licensed by the Health and Safety Executive in accordance with the Asbestos - The Licensed Contractors Guide (HSG 247). The licensed contractor will be required to provide notification to the HSE or the local enforcing authority in writing at least 14 days before commencing work. There is a list of licensed contractors available on the HSE website - HSE Web Communities - Asbestos Licensing Information - Asbestos Licence Holders.

3. When work with asbestos is completed the work area should be thoroughly cleaned before being handed over for re-occupation. Where the work is licensable, a four stage clearance procedure should be carried out and a certificate of re-occupation issued by a UKAS accredited organisation or individual as per paragraph 1.

Further information regarding your duties concerning asbestos can be found at: <http://www.hse.gov.uk/asbestos/campaign/index.htm>

Telephone HSE Books 01787 881 165 for copies of the above guidance.