



**Planning**

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Manchester M60 2LA

Application to determine if prior approval is required for a proposed: Demolition of Buildings.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) -  
Schedule 2, Part 11, Class B

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

|                                                                          |                                             |
|--------------------------------------------------------------------------|---------------------------------------------|
| Number                                                                   | <input type="text" value="7"/>              |
| Suffix                                                                   | <input type="text"/>                        |
| Property name                                                            | <input type="text"/>                        |
| Address line 1                                                           | <input type="text" value="Greenheys Lane"/> |
| Address line 2                                                           | <input type="text"/>                        |
| Address line 3                                                           | <input type="text"/>                        |
| Town/city                                                                | <input type="text" value="Manchester"/>     |
| Postcode                                                                 | <input type="text" value="M15 6WP"/>        |
| Description of site location must be completed if postcode is not known: |                                             |
| Easting (x)                                                              | <input type="text" value="384246"/>         |
| Northing (y)                                                             | <input type="text" value="396313"/>         |
| Description                                                              | <input type="text"/>                        |

**2. Applicant Details**

|                |                                            |
|----------------|--------------------------------------------|
| Title          | <input type="text"/>                       |
| First name     | <input type="text" value="Joe"/>           |
| Surname        | <input type="text" value="Santos"/>        |
| Company name   | <input type="text" value="Bruntwood"/>     |
| Address line 1 | <input type="text" value="Union"/>         |
| Address line 2 | <input type="text" value="Albert Square"/> |
| Address line 3 | <input type="text"/>                       |
| Town/city      | <input type="text" value="Manchester"/>    |

2. Applicant Details

Country

England

Postcode

M2 6LW

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Proposed Demolition Works

Please describe the building(s) to be demolished

A former 2 story production building. The building is of loadbearing masonry construction to the perimeter walls with a concrete mezzanine floor supported on steel beams and posts. The roof formed with large timber trusses supported on the perimeter walls, hipped at both ends and supporting timber purlins and rafters, all over-boarded and covered with a felt type sheet. In addition, the main building has a single storey lean-to building to the Greenheys Lane elevation along with a small, flat roofed, 2 storey extension on the same elevation. The construction of the lean-to building is formed with glazed frames and lightweight roof trusses. The 2 storey extension is of masonry construction.

Please state the reasons why demolition needs to take place

The production building is suffering from a significant lack of structural integrity. The main structure of the production building is generally in a poor state, internally collapsed roof trusses are evident. The lean-to to the production building is in a state of partial collapse. The lean-to does not offer any support to the main production building however it is continuing to deteriorate and collapse in places. We have sourced advice from consultants to support our proposal that the building is currently deemed a health and safety risk hence the trigger to demolish the property.

Please describe the proposed method of demolition

Due to the unsafe nature of the building/Structure, with potential hidden Asbestos materials within the structure, it will be demolition by CCDO Demolition and Asbestos trained operatives under water dust suppression at all times, working from MEWPs top down, reducing the height of the damaged structure dropping materials into the footprint of the building, where materials will be processed by the demolition excavator and set down in a designated area to be inspected by for potential ACMs by Trained operatives in accordance with BS6187 and CAR2012 Regulations.

The sequence of demolition will be as follows:

- 1 - Removal of roof covering carefully starting at the top ridge, dropping materials in a controlled manner in to the footprint of the building
- 2 - Removal of timber roof trusses in the same sequence, one section a time, dropping them into the footprint of the building
- 3 - Removal of east elevation masonry wall top down side to side clearing masonry waste. Allowing the excavator safe access to the footprint
- 4 - 14 tonne excavator is to collect the mateials and process/segregate the waste into the correct waste stream. Materials will be inspected for ACMs and removed/controlled as required through the watching brief in place.
- 5 - Repeat the process until all waste removed and only the 3no. external (North, South & West) masonry elevations remain.
- 6 - Remove the remaining external masonry walls in a top down side to side manner.
- 7 - Clear all remaining waste from site leaving it clean and tidy
- 8 - Safely decant the site

How and where would spoil/rubble be disposed of?

Waste materials within the foot print will only be cleared once the roof section and the East elevation masonry wall has been removed sufficiently to allow safe access for the excavator with grab attachment to reach in and take hold of materials safely and without damage to the remaining external masonry walls and remove the waste to the designated laydown area for inspection of potential ACM's by trained Asbestos Operatives.

In the case of the material ACM inspection (Laydown area will be designated). Operatives will wear, Type 5/6 category 3 overalls, Sundstorm half masks fitted with P3 filters, safety boots, over boots, hardhats, gloves and hi-visibility clothing for the duration of the works. Operatives will set up a fully functional certified decontamination unit at suitable safe distance away from the removal works. Designated ACM skips with appropriate waste correctly packaged (red and clear Asbestos waste sacks or 1000 gauge Poly) transported to the designated sealed asbestos skips ready for further disposal to landfill.

All waste will be removed from site periodically at the earliest opportunity preventing any building up on site which could lead to additional hazards.

Please provide details of the proposed restoration of the site

It is proposed that on completion, all debris will be cleared away leaving the site in a tidy condition. All materials will be removed down to ground level but retain existing floor slabs. Any voids, holes, open chambers of basemetns (if found) will be adequately covered or filled using DoT Type 2 granular material up to ground level to prevent any risk of falling.

The site area will be finished with 3 meter high quality hard facing hoarding to prevent unauthorised access.

When do you expect the works to commence (date must be post application submission)?

#### 4. Proposed Demolition Works

23/11/2020

When do you expect the works to be completed (date must be post application submission)?

18/12/2020

Are there any public Rights of Way within the site or immediately adjoining the site ☐ Yes ☒ No

Is redevelopment or rebuilding proposed at a later date? ☐ Yes ☒ No

Does the proposal involve the felling or pruning of any tree(s)? ☐ Yes ☒ No

#### 5. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

#### 6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

|            |                                  |
|------------|----------------------------------|
| Title      | Mr                               |
| First name |                                  |
| Surname    |                                  |
| Reference  | Demolition Notice - Pencroft Way |

Date (Must be pre-application submission)

26/10/2020

Details of the pre-application advice received

Upon submission of the building control (S.80) notice, I was informed by Mr Lawless that prior approval is required for the demolition. The site is deemed unsafe and a health and safety risk hence the requirement to engage onsite as soon as possible.

Mr Lawless advised submitting a prior approval application.

#### 7. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application) 29/10/2020