

17 October 2019

Delivered by email

Manchester City Council
Planning
Town Hall
PO Box 488
Manchester
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Ref: THEM3033

Dear Sir or Madam

THE CHRISTIE NHS FOUNDATION TRUST: PRIOR APPROVAL FOR THE DEMOLITION OF THE NURSES ACCOMMODATION BLOCKS B & C

This Prior Approval application is submitted by Turley on behalf of The Christie Foundation Trust ('The Christie') for the demolition of the Nurses Accommodation Blocks B & C to facilitate the construction of the Christie's Tiered Car Park project, to the east of The Christie Withington Site, accessed off Cotton Lane.

This application is made pursuant to Class B, Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which allows the demolition of the buildings as permitted development.

This covering letter intends to provide a description of the site and its surroundings, a background to the wider proposals for the application site, a non-technical description for the proposed method of demolition and an overview of how environmental impacts have been considered.

Application Site and its Surroundings

The application site is located within Withington, South Manchester. It is approximately 4.5km to the south of Manchester City Centre, 1km to the south of Fallowfield, and 1.3km to the north west of Didsbury.

The site is bound by car parking to the immediate north, east, south and west; beyond this to the north is Cotton Lane and residential properties, St Cuthbert's Primary School to the north east, residential properties to the east, and the Maggie's Centre, Kinnaird House and the Manchester Cancer Research Centre (MCRC) are located to the south and west of the site.

There are two buildings within the application site boundary which were formerly used as Nurses Accommodation. The buildings now contain offices and temporary accommodation for families of patients at The Christie.

The primary vehicular access to the site is from Cotton Lane. This provides access to the MCRC, the existing surface level car park (to the south of the application site), and the former Nurses Accommodation. There is a secondary access on Cotton Lane, opposite St Cuthbert's RC School, which is used solely for servicing access.

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The main Christie hospital campus is situated approximately 250m to the west of the site, on the opposite side of Wilmslow Road. However, the site is adjacent to a number of buildings that are related to The Christie, including The Maggie's Centre which provides support to people with cancer and their families and friends; the MCRC which is a research centre run by the University of Manchester, Cancer Research UK, and The Christie NHS Foundation Trust; Kinnaird House is occupied by The Christie's finance department.

Background to the Project

The principle of demolishing the Nurses Accommodation (Blocks B and C) has previously been approved, following a grant of planning permission in October 2017 (application ref. 117847/FO/2017) for the following description of development:

"Erection of a 7.7 metres to 10.6 metres high tiered car park providing 8 levels of decked parking (semi-basement, ground floor level, levels 1 to 6) and reconfiguration of the surface-level car park with landscaping and associated infrastructure (including access roads, drainage, parking, fences and external lighting), following demolition of two accommodation buildings)."

However, a number of pre-commencement conditions are dependent on the finalisation and submission of detailed design plans, and, as such, it will not be possible to discharge the relevant pre-commencement conditions prior to when the demolition contractor is due to commence works which is scheduled for early November 2019.

Demolition Works

In accordance with Class B, Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the applicant can proceed with demolition of the buildings (as permitted development) on the proviso that it applies to the City Council (as the Local Planning Authority) for a determination as to whether the prior approval of the Authority is required for the method of demolition and any proposed restoration of the site.

This Prior Approval application therefore seeks separate approval for the method of demolition and restoration measures, allowing The Christie to commence demolition without having to first discharge the relevant pre-commencement conditions of the wider development project for the Tiered Car Park.

Environmental Impact Assessment

The demolition of the former Nurses Accommodation (Blocks B and C) does not meet the thresholds or criteria for an Environmental Impact Assessment (EIA) and as such an EIA Screening Report has not been submitted in support of the Prior Approval Application.

Albeit, it should be acknowledged that the planning application for the proposed development of the Tiered Car Park was an EIA development which consequently considered the demolition of the two former Nurses Accommodation buildings (Blocks B and C) (amongst many other forms of development). As set out within the submission documents for planning application ref. 117847/FO/2017, potential environmental effects associated with the wider proposed development have been considered and appropriate mitigation measures have been identified, where practicable.

The Environmental Statement for the Tiered Car Park application concluded that with good site management and adoption of the principles set out within the Construction Environmental Management Plan (CEMP) (as approved in planning application ref. 117847/FO/2017) the environmental effects are largely considered to be not significant.

As set out within the Bradley Demolition Ltd.'s Outline Method Statement for demolition, good site management is proposed for the demolition of the former Nurses Accommodation, in accordance with legislation and codes of practice, and as such is broadly consistent with the approved Environmental Statement for the Tiered Car Park.

Proposed Method of Demolition

An Outline Method Statement for Demolition has been prepared by Bradley Demolition Ltd and submitted in support of the prior approval application. In summary, the works will comprise of strict control measures to deconstruct the two storey buildings safely by mechanical means in phases in a top down, one structural element at a time sequence. The works will be within the footprint of the building, down to ground level, keeping structural stability to prevent premature collapse. As part of the works, the contractor will process all of the demolition materials and all waste will be removed from site.

Further information in relation to the proposed method and sequence of demolition is set out within the Statement submitted in support of the application.

Environmental Considerations

The applicant recognises that there is the possibility that the works will lead to some local and temporary effects that will require control using tried and tested demolition methods. Such controls will minimise any impacts and ensure that the works do not adversely harm the amenity of nearby local residents, site operatives and / or hospital users.

As set out within the Outline Demolition Method Statement¹, environmental impacts will be controlled to consider any effects on the amenity of the surrounding area, specifically in relation to dust, noise, vibration, waste management, highways and transportation and asbestos; as required by Policy DM1 of the Manchester Core Strategy (2012).

Specifically, the working hours for demolition will be Monday to Friday 08.00 – 18.00; the site will be open at 07.30 although no works will commence until 08.00. Should it be necessary for works to be undertaken on Saturdays then it will be between the hours of 08.30 – 14.00, with prior agreement between Manchester City Council, the contractor and The Christie. No demolition will take place on Sundays or Bank Holidays; as in accordance with the working hours approved for the wider development proposals.

The contractor will deploy a highly experienced and competent demolition site team with a Site Supervisor to oversee the day to day running of the works, monitoring any environmental impacts accordingly.

Prior Approval Application

The application is submitted via the Planning Portal (ref. PP-08223039) and is supported by electronic copies of the following documents:

- Location Plan
- Site Plan
- The Outline Demolition Method Statement (prepared by Bradley Demolition)
- Supporting documents to the Outline Demolition Method Statement:
 - BDL SOP – 002 – Site Set Up and Maintenance
 - BDL SOP – 003 – Hazzas Fencing
 - BDL SOP – 005 – Mobile Plant
 - BDL SOP – 012 – Banksman
 - BDL SOP – 035 – Manual Handling and Lifting
 - RA Manual Handling

¹ Environmental considerations are set out from page 9 of the Outline Demolition Method Statement

The requisite application fee of £96 (plus £25 service charge) has been paid via BACS payment.

Summary

I trust you have everything you require to validate this Prior Approval application and I look forward to confirmation of this in due course. However, should you have any queries or require any further information, please do not hesitate to contact either myself or Alice Fitton (alice.fitton@turley.co.uk).

Yours sincerely

Daniel Ramsay
Assistant Planner

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