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29 September 2017

Head of Planning
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir / Madam

Prior Notification and Prior Approval for Proposed Demolition Works, at the Ducie Bridge Inn and adjoining buildings, Miller Street, Manchester

On behalf of our client NOMA (GP) Ltd, please find enclosed an application for Prior Notification and Prior Approval for the demolition of the Ducie Bridge Inn public house and three adjoining buildings on Miller Street, Manchester.

NOMA (GP) Ltd seek to demolish the Ducie Bridge Inn public house and three remaining buildings on the site of Plot P of the NOMA Masterplan which is in their ownership. The Ducie Bridge Inn, which previously operated as a drinking establishment (Use Class A4) became vacant on 24 August 2015. The remaining buildings are also vacant and in a state of disrepair.

A pre-application meeting with Manchester City Council was held on Friday 12 May 2017, to discuss the proposed demolition. It was subsequently agreed that the proposed demolition could proceed under Part 11 Class B: Demolition of Buildings of the General Permitted Development Order (2015) ('the GPDO').

The GPDO requires the submission of a Prior Notification Application to the Local Planning Authority to ascertain whether the method for demolition and any proposed restoration of the site requires Prior Approval. Due to the existing use class of the Ducie Bridge Inn as a drinking establishment, there are additional steps prescribed by the GPDO for the Prior Approval application. This includes a requirement to request from the Local Planning Authority whether the Ducie Bridge Pub has been nominated as an Asset of Community Value. The Local Planning Authority has an obligation to inform the applicant as soon as practicable if the building is nominated now or at later date. A request has been made to the Local Planning Authority and confirmation was received on 8 September 2017 that the Ducie Bridge Pub has not been nominated as an Asset of Community Value.

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We have assumed that Prior Approval on the method of demolition will be required, therefore this application comprises the 'Prior Notification' request and all the details that may be required by the Local Planning Authority for the 'Prior Approval' process. The following documents are therefore provided:

- Prior Notification forms;
- Site Location Plan prepared by Workman (Drawing Reference: M162TBA-A01-001);
- Demolition Plan prepared by Workman (Drawing Reference: M162TBA-A03-001);
- Elevational Drawings prepared by Plowman Craven (Drawing References: 27562-011E-01-1-A, 27562-011E-01-A, and 27562-011E-01-3-A);
- Demolition Method Statement prepared by Northbank Demolition Company;
- Phase I Geo-Environmental Site Assessment prepared by e3p;
- Ecological Survey and Assessment (including a Licensed Bat Survey) prepared by ERAP (Consultant Ecologists) Ltd: and,
- Copy site notice dated 29.09.17 (erected on Miller Street advising the public of the application).

The requisite application fee for the amount of £80 has been sent directly to Manchester City Council.

The Application Site

The application site measures 0.14 hectares and is located along the junction between Miller Street and Corporation Street, north of Manchester City Centre. The site is rectangular shaped and comprises four vacant buildings and a storage yard which is currently used as a temporary contractor car parking and storage area. The site is surrounded by brick wall to the east along Oswald Street and the west along Corporation Street. , Metal fencing and wooden boards bound the site to the rear.

The site does not contain any listed buildings and is not located within the Shudehill Conservation Area. The nearest Listed Building is located approximately 45m south and is the Grade II Listed New Century Hall and House on the opposite side of Miller Street.

The site is relatively level, and no retaining features have been identified.

The Structures to be Demolished

Four buildings are proposed to be demolished, including the Ducie Bridge Inn; two former shops; and a former warehouse.

Building 1, known as the Ducie Bridge Inn, is an unoccupied former public house located at the western end of the three-building terrace. The three storey building is constructed from mortared red brick walls and supports a cross-pitched roof of slate with lead flashing at a parapet wall along its north-western and south-western elevations.

Building 2, known as Miller House, adjoins the Ducie Bridge Inn and is a three-storey unoccupied former shop constructed from mortared brick, with a white render at its south-western (front) elevation.

Building 3 is a three-storey unoccupied former shop constructed from mortared brick, with a white render at its south-western (front) elevation which extends along its façade on Oswald Street until it reached Building 4.

Building 4 is a four-storey building located at the eastern end of the site. It is a disused and unoccupied former warehouse, constructed from walls of mortared brick and supports a hipped roof of slate at its southern end.

Prior Notification Description of Works

This is an application for Prior Notification and Prior Approval for the demolition of the Ducie Bridge Inn public house and three adjoining buildings on Miller Street, Manchester.

The proposed description of development:

Prior Notification for demolition works to the Ducie Bridge Inn and three adjoining buildings, Miller Street, Manchester.

Prior Approval Information on the Method of Demolition

A Demolition Method Statement, prepared by Northbank Demolition Company has been submitted in support of this application.

The proposed demolition works will be in accordance with relevant best practice and 'considerate constructor' guidelines. Any adverse local temporary impacts in terms of noise and vibration, pollution control, air quality, the operation of construction traffic, plant and machinery and the management of construction wastes will be adequately managed by adopting appropriate control measures and working methods during construction.

Noise and Vibration

Potential noise impacts have been identified from plant based operations, vehicle movements and generators. The best practical means will be employed in order to minimise the potential effects on local residents and other sensitive receptors, the following measures will be implemented:

- The site will be operated in accordance with the agreed site hours (typically 7:30am to 17:30pm Monday-Friday and 7:30am to 13:30pm Saturday;
- A single access point will be established via Munster Street;
- Plant machinery will be inspected, well maintained and fitted with effective silencers. All plant will be turned off or the revs lowered to their lowest level when not in use; and
- All acoustic covers to machines will be kept closed whenever the machine is in use.

Air Quality

Undertaking the main demolition works and the associated vehicle movements during the project have the potential to generate some dust and air emissions from the site. Weather conditions will be continually monitored and if deemed necessary, works will cease during windy conditions.

The control of dust will be carried out in accordance with best practice at all times. A water spray will be undertaken to minimise the generation of dust. A water suppression unit will be set up to ensure a constant spray of water is directed onto the building that is being demolished and the Demolition Site Management Team will continuously monitor the situation to ensure adequate dust suppression is being used.

Operation of Construction Traffic, Plant and Machinery

Traffic movements will be managed to ensure that the increased vehicle movements do not detrimentally impact on the neighbouring area. Construction vehicles will be arranged on an 'as needed' basis ensuring that convoys of vehicles are not waiting on the road to gain access into site.

Access to the site will be via Munster Street and will be continually monitored by the Site Management Team. The delivery of plant machinery will be on low loaders. The machines will be un-loaded within the entrance of the site compound not on the public highway. Oswald Street to be closed during works.

A full survey of all existing services in the footpaths and surrounding roads will be required. It is understood that all services to the buildings should have been made safe, but this will need to be verified prior to any demolition works commencing.

Where necessary a jet wash system will be implemented to wash down the vehicles prior to leaving site. If for some reason mud and dirt does find its way onto the public highway the site Management Team will deploy a road sweeper to wash and sweep the main public road if it is deemed necessary.

Please refer to the Demolition Method Statement for more information, which in support of this application.

Ecology

An Ecological Survey and Assessment (including a Licensed Bat Survey), prepared by ERAP (Consultant Ecologists) Ltd, was undertaken in July 2017 and has been submitted in support of this application.

Bats

The Bat Survey confirms that the site is not located in a Priority Habitat area, nor are there any species-rich habitats or habitats indicative of semi-natural vegetation.

Habitats

The plant species on site are typical of the habitats present and urban environs. The site is of low ecological value. No invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were detected within the site.

Birds

The buildings are suitable for use by nesting birds; all wild birds are protected whilst they are breeding under the Wildlife and Countryside Act 1981 (as amended).

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Demolition works will also be timed where possible to take place outside the bird breeding season to avoid disturbance of bird species that could be breeding on the site. Should demolition be required during the bird breeding season then a qualified ecologist will be appointed to complete any appropriate surveys before the works take place.

No other protected species have been detected.

Summary

This Prior Notification application is submitted to Manchester City Council on behalf of our client, NOMA (GP) Ltd for the demolition of the Ducie Bridge Inn and 3 adjoining buildings. In anticipation of the requirement for Prior Approval this application is supported by further details on the method of demolition which are considered sufficient for Manchester City Council to provide Prior Approval.

A site notice has been posted immediately outside the site on Miller Street and a written description of the works has been included within this application, satisfying the statutory requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015.

I would be grateful if you could please acknowledge receipt of the application and confirm that it has been registered as valid. In the meantime should there be anything further you wish to discuss please do not hesitate to contact me or my colleague Katie Wray (0161 455 6350 / kawray@deloitte.co.uk).

Yours sincerely,

[redacted]

John Cooper
Deloitte LLP