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/14/00012

To: Spencer Heesom
Heesom Contracts
4 Park Place
Manchester
M4 4EY

COPY

PLANNING AND BUILDING CONTROL
24 JUL 2014

The Council of the City of Manchester

In connection with the proposed Phase 1, demolition of whole of 544-548 Stockport Road
Phase 2, demolition of front part of 536-542 Stockport Road at

536-548 Stockport Road
Longsight
Manchester
M12 4JJ

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 6 months 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 5 **June 2014**

Susan Orrell

City Solicitor

Enquires arising out of this Notice should be made to:
Alex Doswell on 0161 245 7872 or a.doswell@manchester.gov.uk

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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 Alex Doswell, in order to arrange a site meeting before ANY WORKS are commenced.

MANCHESTER CITY COUNCIL

Demolition Specification for:-
Phase 1, demolition of whole of 544-548 Stockport Road
Phase 2, demolition of front part of 536-542 Stockport Road

536-548 Stockport Road
Longsight
Manchester
M12 4JJ
Reference Number DM/14/00012

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. If the building is either listed or in a conservation area, the 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, Block A, Hooper Street Depot, Off Midland Street, Ardwick, Manchester, M12 6LA - telephone number 0161 954 9000.

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.

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 Alex Doswell on telephone number 0161 245 7872.

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.