MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

APH Car Park

Address Line 1

Bradnor Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M22 4TE

Description of site location must be completed if postcode is not known:

Easting (x)

382926

Northing (y)

389455

Description

Proposed demolition of the existing portal frame car parking building and floodlighting at Bradnor Road, Manchester, M22 4TE.

Applicant Details

Name/Company

Title

Mr

First name

Nick

Surname

Caunter

Company Name

Airport Parking and Hotels Ltd

Address

Address line 1

APH House

Address line 2

Snow Hill

Address line 3

Copthorne

Town/City

Crawley

County

West Sussex

Country

Postcode

RH10 3EQ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

David

Surname

Tye

Company Name

Paul Butler Associates Ltd

Address

Address line 1

31 Blackfriars Road

Address line 2

Address line 3

Town/City

Salford

County

Country

United Kingdom

Postcode

M3 7AQ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Proposed Demolition Works

Please describe the building(s) to be demolished

Demolition of the existing portal frame car parking building at Bradnor Road, Manchester, M22 4TE.

Please state the reasons why demolition needs to take place

The aged building to be demolished is constructed using materials with asbestos present and is no longer required by the business. Safe removal and continued use of the land is proposed.

Please describe the proposed method of demolition

Please refer to relevant sections of:
Construction Phase Plan, Version 1, by Greenfield Removals (Asbestos Specialists) 01 October 2025.
Plan of Work JGF17312 Version 1, by Greenfield Removals (Asbestos Specialists) 10 October 2025.
Method of Work Statement (for Demolition of asbestos remediated site) Report number BD-BR001 Version 1 by Blackpool Demolition.
Risk Assessment (for Demolition of remediated site) Report number BD-BR001 Version 1 by Blackpool Demolition, October 2025.
Preliminary Ecological Appraisal by Tyrer Ecological Consultants, September 2023

How and where would spoil/rubble be disposed of?

Please refer to relevant sections of:
Construction Phase Plan, Version 1, by Greenfield Removals (Asbestos Specialists) 01 October 2025.
Plan of Work JGF17312 Version 1, by Greenfield Removals (Asbestos Specialists) 10 October 2025.
Method of Work Statement (for Demolition of asbestos remediated site) Report number BD-BR001 Version 1 by Blackpool Demolition.
Risk Assessment (for Demolition of remediated site) Report number BD-BR001 Version 1 by Blackpool Demolition, October 2025.

Please provide details of the proposed restoration of the site

After demolition, the site will continue to be used for car parking by the applicant. The intention is that external operational floodlighting on the building to be demolished will be replaced with equivalent pole mounted provision.

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

01/12/2025

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

31/12/2025

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

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

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Paul Butler Associates Ltd

Date

30/10/2025