



Paul Butler Associates

Planning, Development & Heritage Consultants

30 October 2025

Manchester City Council,
Planning,
PO Box 532,
Manchester,
M60 2LA

25.2209/ldt01

Dear Sir/Madam

Site: APH Car Park, Bradnor Road, Manchester, M22 4TE
Application for prior notification of proposed demolition - Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 11, Class B

On behalf of my client, Airport Parking and Hotels Ltd (APH), please find attached an application for prior notification of proposed demolition of the existing portal frame car parking building at Bradnor Road, Manchester, M22 4TE. The proposed demolition works will remove the present building, which is used for parking, from the site. After demolition the land will continue to be used for car parking by the applicant.

The first phase of work (est 15 days) will involve the careful dismantling of the shell and removal of asbestos materials by a specialist removal company. Following remediation the second phase of work (est 5 days) will be demolition of the structure. All demolition work is to be carried out in accordance with British Standard BS6187, using operatives appropriately skilled in this type of work. The demolition process will be undertaken using established demolition techniques which are not associated with any high risk of accident etc. The contractors will be required to protect site operatives and the general public during the course of the works. Works will be undertaken to ensure any disturbance to neighbours and the general public is minimised.

As a precaution, an assessment of the site and building in terms of its suitability for bats has been undertaken by Tyrer Ecological Consultants and has found the building to have negligible roosting potential, therefore no further survey work or mitigation is required. Should the presence of bats be found during the demolition, work will cease immediately and advice sought from a suitably qualified ecologist prior to work re-commencing.

The following information has been submitted in support of the application:

- Site Demise Plan, 1950E(904) by Atelier MB – 1:12500.
- Block Plan showing Extent of Demotion Works, 1950E(903) by Atelier MB – 1:1000.
- Demolition works and APH Land plan, 1950E(902) by Atelier MB – 1:1000.
- Asbestos Demolition Survey Report by Resolve Asbestos Management Ltd, 17 September 2025.
- 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.

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- 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.
- Site notice posting statement, 30.10.2025.

The above information has been submitted via the Planning Portal. Payment of the application fee has also been made via the Planning Portal. If you require any further information in order to determine the application, please do not hesitate to get in contact.

Yours sincerely



David Tye BSc, MTPI, MRTPI
Director