

15 August 2025

Project/File: 333100047/A3

Development Management

Planning, Licensing and Building Control
Growth and Development Directorate
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Sir/Madam,

**Reference: NOTIFICATION OF PRIOR APPROVAL FOR DEMOLITION OF RESIDENTIAL UNITS
ON PLOTS C, D, G, H AND I, GREY MARE LANE ESTATE, BESWICK, MANCHESTER**

On behalf of our Client, One Manchester Limited ('the Applicant'), we apply to Manchester City Council as local planning authority, to determine whether prior approval will be required for the demolition of the vacant residential units and any proposed restoration works on Plots C, D, G, H and I within the Grey Mare Lane Estate ('GMLE'), Beswick, Manchester ('the Site').

This application is submitted pursuant to the requirements of Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the Regulations'). In accordance with the Regulations, this cover letter provides a written description of the proposed development and a statement that confirms a site notice has been posted and the required fee has been paid.

To assist the local planning authority in determining whether prior approval is required this application is accompanied by the following documents and plans:

- Planning Application Forms
- EIA Screening Opinion Request prepared by Stantec
- Location Plan – Demolition (drawing no. GMLNE-BUT-XX-XX-DR-A-01200-P03)
- Existing Site Plan – Plot C (drawing no. GMLNE-BUT-XX-XX-DR-A-01201-P03)
- Existing Site Plan – Plot D (drawing no. GMLNE-BUT-XX-XX-DR-A-01202-P03)
- Existing Site Plan – Plot G and H (drawing no. GMLNE-BUT-XX-XX-DR-A-01203-P03)
- Existing Site Plan – Plot I (drawing no. GMLNE-BUT-XX-XX-DR-A-01204-P03)
- Demolition Plan – Plot C (drawing no. GMLNE-BUT-XX-XX-DR-A-01211-P03)
- Demolition Plan – Plot D (drawing no. GMLNE-BUT-XX-XX-DR-A-01212-P03)
- Demolition Plan – Plot G and H (drawing no. GMLNE-BUT-XX-XX-DR-A-01213-P03)

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- Demolition Plan – Plot I (drawing no. GMLNE-BUT-XX-XX-DR-A-01214-P03)
- Post Demolition Plan – Plot C (drawing no. GMLNE-BUT-XX-XX-DR-A-01221-P03)
- Post Demolition Plan – Plot D (drawing no. GMLNE-BUT-XX-XX-DR-A-01222-P03)
- Post Demolition Plan – Plot G and H (drawing no. GMLNE-BUT-XX-XX-DR-A-01223-P03)
- Post Demolition Plan – Plot I (drawing no. GMLNE-BUT-XX-XX-DR-A-01224-P03)
- Arboricultural Impact Assessment prepared by Pennine Ecological in relation to Plots C, D, G, H and I
- Arboricultural Method Statement prepared by Pennine Ecological in relation to Plots C, D, G, H and I
- Preliminary Roost Assessment for Bats prepared by Pennine Ecological in relation to Plots C, D, G, H and I
- Demolition Method Statement prepared by Stantec
- Site Notice

Site and Surroundings

The Site comprises five plots of residential land located either side of Grey Mare Lane in Beswick. Below, we look at each of the plots in turn.

Plot C

Plot C comprises two pieces of residential land which total c.770 sq.m in size. The plot is bound by Pratt Walk to the north, Rouse Close and a car park associated with the Church of the Resurrection & St Barnabas to the east, cleared land to the south and Turnpike Walk to the west.

The plot is occupied by two terraces situated parallel to each other, each with three dwellings (six dwellings in total). The dwellings are two storeys in height with a pitched roof and a pale red brick (at ground floor) and pebble dash façade (on the first floor). Each dwelling has a porch on the principal elevation and a private garden to the rear. The gardens are enclosed by a red brick wall. Several bushes/small trees are located within the curtilage of the dwellings. Randall Walk separates the two terraces. All of the dwellings are vacant.

The area surrounding Plot C is predominantly characterised by low rise residential development with an area of hardstanding to the north, the Church of the Resurrection & St Barnabas and a convenience store to the east and a grassy area to the west.

As identified in the accompanying Arboricultural Impact Assessment (AIA), there are 2no. trees within Plot C (Category U and C), one of which will be removed to facilitate the demolition and the other is to be retained.

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Plot D

Plot D comprises flats 1-19 and maisonettes 101-119 at Newcombe Close and is c.935 sq.m in size. The generally rectangular shaped plot is bound by Newcombe Close to the north and east, Hopedale Close to the south and a footpath extending the full length of the flats/maisonettes to the west.

The plot is occupied by nine flats and ten maisonettes, with the maisonettes located on top of the ground floor flats forming one linear residential block. The northernmost ground floor unit includes a former newsagent. The residential block is three storeys in height with a pitched roof and a pale red brick (at ground floor) and pebble dash façade (on upper floors). All of the flats and maisonettes have their own front door, and the maisonettes are accessed via a communal walkway at first floor level on the principal elevation. A staircase is located at the centre of the residential block which provides access to the communal walkway. At the northern end of Plot D, a ramp to the rear of the residential block provides a secondary access to this communal walkway. The ground floor flats benefit from direct access to a shared private greenspace at the rear which is enclosed by railings and shrubbery. All of the flats and maisonettes as well as the newsagent are vacant.

The area surrounding Plot D is predominantly characterised by low rise residential development besides a vacant plot of land located on Grey Mare Lane to the east.

The AIA confirms that there are 3no. trees (2no. Category B and 1no Category C) and 1no. group of trees (Category C) located on, or directly adjacent to Plot D. within Plot C (Category U and C), one of which will be removed to facilitate the demolition and the other is to be retained. 1no. tree and the group of trees are to be removed as part of the demolition.

Plot G

Plot G is located at the corner of Grey Mare Lane and Howarth Close and is approximately 930 sq.m in size. The plot is bound by Howarth Close to the north, Penfair Close and terraced housing to the east, Hornsea Walk to the south and Grey Mare Lane to the west.

The plot is occupied by two residential blocks, one fronting onto Howarth Close and the other Grey Mare Lane. The former includes six flats and six maisonettes, with the maisonettes located on top of the flats as with Plot D. A ramp is situated at the corner of Howarth Close and Penfair Close and provides access to the communal walkway serving the maisonettes on the first floor. This raised walkway continues around the corner onto Grey Mare Lane and serves those maisonettes too. The residential block fronting onto Grey Mare Lane has been split into two for demolition purposes but it in fact stretches as far south as Sledmere Close. That part of the residential block north of Hornsea Walk forms part of Plot G whilst the section to the south forms part of Plot H (see below).

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The area of the residential block north of Hornsea Walk comprises five flats and six maisonettes¹. Both the residential blocks within Plot G are three storeys in height with a pitched roof and a pale red brick (at ground floor) and pebble dash façade (on upper floors). The ground floor flats along Howarth Close front directly onto the pavement whilst those on Grey Mare Lane each benefit from a small private amenity area to the front of the property as well as a narrow garden to the rear. Plot G also includes the greenspace between and to the rear of the two residential blocks. All the dwellings within Plot G are vacant.

The area surrounding Plot G is predominantly characterised by low rise residential development except for the land on the opposite side of Howarth Close which is occupied by Mary D's Beamish Bar and associated car park and a couple of hot-food takeaways. Moreover, the land on the opposite side of Grey Mare Lane is vacant.

Plot H

Plot H comprises two residential blocks, one fronting onto Grey Mare Lane (that section south of Hornsea Walk) and the other Sledmere Close. The residential block fronting onto Grey Mare Lane includes six flats and six maisonettes. The ground floor flats each benefit from private front and rear gardens and the maisonettes are accessed via a raised walkway on the principal elevation. Sheltered steps leading up to the raised walkway are situated at the corner of Grey Mare Lane and Sledmere Close as well as a bin store.

The residential block situated along Sledmere Close includes six flats and six maisonettes. The flats are accessible via the front and rear whilst the raised walkway which provides access to the maisonettes is located on the rear elevation. These maisonettes use the same sheltered steps to access the raised walkway as those on Plot G. The ground floor flats benefit from semi-private greenspace fronting onto Sledmere Close (the greenspace itself is fenced off to the public albeit there are no fences partitioning the space for each dwelling). Both the residential blocks within Plot H are three storeys in height with a pitched roof and a pale red brick (at ground floor) and pebble dash façade (at upper floors). All of the dwellings within Plot H are vacant.

The area surrounding Plot H is predominantly characterised by low rise residential development besides a convenience store and associated car park located to the south west.

There are 12no. trees located within Plots G and H – all of which will be retained.

Plot I

Plot I is located to the south of Sledmere Close in Beswick and includes three irregularly shaped parcels of residential land. Plot I is bound by Sledmere Close to the north, residential development to the east,

¹ This includes the maisonette directly above Hornsea Walk.

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school grounds associated with St Brigid's R.C. Primary School to the south and further residential development to the west.

The plot is occupied by two low-rise apartment blocks each containing six flats as well as semi-detached dwellings (4 and 6 Sledmere Close). Both the apartment blocks and dwellings are two storeys in height with a pitched roof and a pale red brick (at ground floor) and pebble dash façade (at first floor) albeit each of the apartment blocks also contain circulation space at their centre with a brown brick finish. Each dwelling has a porch on the principal elevation. All of the dwellings within Plot I are vacant.

The area surrounding Plot I is predominantly characterised by low rise residential development except for St Brigid's Roman Catholic Church and R.C. Primary School located to the south.

The AIA confirms that all of the trees located within or directly adjacent to Plot I will be retained.

Proposed Development

The proposed development includes the demolition of all the residential units on Plots C, D, G, H and I within the GMLE as well as the removal of 2no. trees and 1no. group of trees (all Category C) which are necessary to facilitate the demolition works. The works will remove any hardstanding and lawns. The demolition works are required to facilitate the redevelopment of the plots and support the wider regeneration plans for the estate.

A planning application will be submitted in due course for the Applicant's wider redevelopment proposals for the Grey Mare Lane Estate. The demolition works have been separated from this application to enable this phase of development to be expediated should planning permission be granted for the new development.

The location of the residential units to be demolished are edged in red on the Location Plan – Demolition and the Demolition Plans for each respective plot. The trees required to be removed are shown on the Proposed Demolition Plans and within the AIA.

Stantec has prepared a high level Demolition Method Statement which details the equipment to be used to demolish the buildings, the operations to be undertaken, including details of the intentions relating to waste removal, together with confirmation that adequate precautions would be undertaken as required. It should be noted that a demolition contractor has not yet been appointed and so a detailed Demolition Method Statement is not available at this stage.

The restoration works proposed post-demolition are shown on the Post Demolition Plans for each plot. The buildings will be demolished down to slab with hardstanding and turf removed and the plots will be secured by a weld mesh fence. A separate fencing application will be submitted in this respect.

The duration of the proposed demolition works is expected to be 26 weeks.

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Site Notice

In accordance with the Regulations, site notices will be displayed at the Site for a period of at least 21 days from the date of the submission of the application. A copy of the site notice to be displayed at the Site is included as part of this application.

Planning Application Fee

The planning application fee of £325 (including £85 Planning Portal service charge) will be paid upon submission of the application.

Conclusions

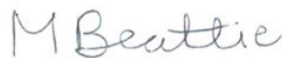
This notification of prior approval is submitted to the local planning authority in accordance with the Regulations cited above.

In accordance with the relevant Regulations, we expect a response from the Council within 28 days of this prior approval application. Should we receive no indication of approval within this period, it will be assumed that prior consent has been granted.

We trust that the above information and the enclosed plans are sufficient for the local planning authority to validate and determine the application. However, should you require anything further, please do not hesitate to get in touch.

Yours faithfully,

Stantec UK Limited



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