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

Wylex Works, Electrium Sales Ltd

Address Line 1

Sharston Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M22 4RA

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

Easting (x)

383235

Northing (y)

389342

Description

Applicant Details

Name/Company

Title

First name

Surname

N/A

Company Name

Kier Sharston Limited

Address

Address line 1

c/o Agent

Address line 2

c/o Agent

Address line 3

c/o Agent

Town/City

c/o Agent

County

Country

c/o Agent

Postcode

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

Brad

Surname

Wiseman

Company Name

Savills

Address

Address line 1

Savills (UK) Limited

Address line 2

Belvedere

Address line 3

12 Booth Street

Town/City

Manchester

County

Country

United Kingdom

Postcode

M2 4AW

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Proposed Demolition Works

Please describe the building(s) to be demolished

Existing buildings at 1934 Sharston Road, as shown on Dwg Ref: 25006-HFR-AV-XX-DR-A-0101-P2 – Existing Site Plan, with the exception of the existing sub-station, which will be retained.

Please state the reasons why demolition needs to take place

Demolition is necessary to prepare the site for future redevelopment, subject to the grant of planning permission.

Please describe the proposed method of demolition

Traditional method of dismantling buildings section by section, in accordance with the submitted Demolition Method Statement.

How and where would spoil/rubble be disposed of?

All waste materials will be segregated during the works and placed in designated waste skips at identified locations within the Site. All waste materials in skips will be transported by a Registered Waste Carrier directly to a Registered Waste Facility, with all Duty of Care Notes provided.

Materials which have the potential to be reused will be identified during the demolition works, where possible.

Please provide details of the proposed restoration of the site

the site will be secured with hoardings, herras fencing once the demolition works are completed, in preparation for the redevelopment of the Site (subject to the grant of planning permission).

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

01/09/2025

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

01/12/2025

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?

- [x] Yes
- [ ] No

Does the proposal involve the felling or pruning of any tree(s)?

- [x] Yes
- [ ] No

If Yes, please show details on a plan and provide the reference number of the plan(s):

Please refer to Dwg Ref: 25006-HFR-AV-XX-DR-A-0301-P1 – Demolition Site Plan.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

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

First Name

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

Surname

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

Reference

Date (must be pre-application submission)

29/04/2025

Details of the pre-application advice received

Principle of development agreed to be acceptable, subject to detailed consideration of technical matters including sustainable design, traffic & transport, residential amenity and others.

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

Brad Wiseman

Date

12/06/2025