

3rd February 2025

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Dear Mr Griffin,

Former 'Peacocks' Store and adjacent vacant retail unit, The Birtles, Manchester, M22 5RF (Wythenshawe Civic Centre) Ref PP-13599653; Prior Approval for Demolition.

We refer to the above site and the application in respect of prior approval for demolition submitted via the Planning Portal ref PP-13599653. This application is made on behalf of Manchester City Council's (MCC) Development & Investment Estate Service. The fee of £120 has been paid internally to Manchester City Council.

The two retail units, along with the wider Civic shopping centre were acquired by Manchester City Council in 2022. Both units have been vacant for a number of years and comprises approximately 630 sq.m of Use Class E(a) in total.

Wythenshawe Town Centre is the recipient of £20m of Ministry of Housing, Communities & Local Government (MHCLG) funding, providing an opportunity to transform the 1960's shopping centre and surrounding areas which will be facilitated by projects such as the demolition of a section of the shopping centre, as detailed within this application. The MHCLG funding is being complemented by other significant capital investment by MCC and its joint venture partner, Muse Places, also being invested in the town centre and this is likely to leverage over £500m of investment over the next 10 years.

Wythenshawe's position in the delivery of housing and economic growth was subsequently re-imagined, in the Wythenshawe Town Centre Development Framework (July 2022), with public consultation taking place between October-November 2022.

The regeneration plans include a new public square on the Birtles/Hale Top, refreshed contemporary shops and net zero carbon commercial units, new community, and cultural spaces. This will be framed around 1,750 new homes that will be built across the town centre, offering a mix of tenures and typologies that will offer residents high quality new housing and allow the town centre to grow and reinvent itself. The new homes will be delivered over a ten year period. The proposed first phase, including this demolition of the former Peacocks store, will facilitate the new 'Culture and Creative Hub' and investment into the Civic Centre's new public realm.

The Council procured a feasibility and initial design to RIBA 1 study, involving significant public consultation, as well as consultation with the cultural sector within Greater Manchester. The principles of the culture hub have been agreed and the Council is currently looking for a tenant to operate the culture hub. An operator will be identified in early 2025; more detail will be provided in the subsequent planning application for this facility.

As per the submitted demolition plan, the demolition works include the both the former Peacocks clothing store and the adjacent retail unit, including the façade on Hale Top. The single storey extension will be fully demolished back to the adjacent original structures. Access to the Iceland shop shall be retained and will be accessible throughout the demolition process.

Further to pre-application discussions on the 22nd November 2024 with MCC and key officers covering the Wythenshawe area, the submitted drawings and technical reports have been agreed as part of these consultations.

- Drawings and elevations, prepared by Architectural Emporium:

Drawing	Reference
Site Location Plan	C6 07 _0001 _Site Location Plan
Floor Plan as Existing	C6 07 _0011 _Floor Plan _as Ex
Demolition Floor Plan	C6 07 _0012 _Demolition Floor Plan
Floor Plan as Proposed	C6 07 _0013 _Floor Plan _as Prop
Site Access & Logistics	C6 07 _0014 _Site Access & Logistics
Construction Details	C6 07 _Construction Details _as Prop
Grading Layout as Proposed	C6 07 _3100 _Grading Layout _as Prop
Down takings Structural Details	C6 07 _Downtakings _Structural Details
Elevations as Existing	SI _205 _0015 _Elevations _as _Ex

- Completed forms and notifications;
- Photos of the external elevations of the building;
- Photo of site notices;
- Preliminary Ecological Appraisal (PEA) produced by TEP; and
- Ecological Desk Study produced by TEP.

The preliminary ecological appraisal confirms that there is very limited ecology on the site and within the property to be demolished, there is no evidence of protected species present on the property, given the urban setting the ecological value of the site is negligible.

- Demolition Method Statement, produced by Kier Construction;

The Method Statement describes the indicative sequencing of the demolition works, including environmental protection, asbestos, hoarding, servicing, and façade retention.

The demolition of the buildings form part of a first stage of wider regeneration works that will seek to transform the town centre environment, in line with Policy C7 (Wythenshawe District Centres – Baguley (West Wythenshawe), Northenden and Wythenshawe Town Centre) of the Manchester Core Strategy (2012-2027), which confirms that:

There is capacity for a substantial quantity of additional retail development within Wythenshawe, and further retail and commercial development will be supported in Wythenshawe Town Centre. The Council will also support the development of non-food retail and other commercial uses in Wythenshawe, and new development should focus on creating a strong sense of place. Residential will be appropriate in Wythenshawe Town Centre as part of mixed-use schemes, most likely beyond the retail and commercial core.

This prior approval for demolition forms an early stage enabler to facilitate wider re-investment in the town centre, this accords with the wider Wythenshawe Town Centre Development Framework is therefore in line with Policy C7 of the Manchester Core Strategy and will facilitate be the start of an improved retail, culture, and commercial offering in the town centre.

We trust that the Council can promptly validation and determination this prior approval to facilitate the wider ambitions of MCC investing in the town centre and the local community. Should you have any questions please do not hesitate to contact myself or my colleague Melanie Chan (mchan@lsh.co.uk).

Yours Sincerely,



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CC

John Glasstone
Anna Lucas

Kier Construction
Manchester City Council