



Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council
Manchester
M60 2LA

Planning Portal Reference:
PP-13655146
Our Ref: 2024UK278756
20 DECEMBER 2024

Dear Sir/Madam,

Prior Notification of Proposed Demolition

Demolition works at Park House, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB.

On behalf of Greater Manchester Mental Health NHS Foundation Trust (herein referred to as the 'applicant'), please find enclosed an application for prior notification of proposed demolition works at the above site.

This application has been submitted via the Planning Portal to Manchester City Council and in addition to this supporting statement comprises the following documents:

- Application Form;
- Arboricultural Survey;
- Existing Ground Floor Plan;
- Existing First Floor Plan;
- Park House Demolition Site Plan;
- Construction Phase Plan; and
- Park House Risk Assessment Method Statement

Background

The proposed demolition site is owned by the applicant however, it has been vacant since 18th November 2024, having formerly operated as a mental health facility. Park House has now closed, and the services previously provided by the facility have now been relocated to North View, the applicant's new state-of-the-art adult mental health inpatient hospital on the North Manchester General Hospital site.

A Demolition Site Plan has been submitted in respect of this application which identifies the area proposed for demolition, which comprises the existing Park House facility to the south of the North Manchester General Hospital site.

Demolition – Permitted Development

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M2 6FW
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As there are no relevant Article 4 Directions in place, we consider that Schedule 2, Part 11, Class B of the General Permitted Development Order (GPDO) permits, subject to specified exclusions and conditions at paragraph B: “*any building operation consisting of the demolition of a building*” (‘Class B’).

Class B applies to any building operation consisting of the demolition of a ‘building’. ‘Building’ is defined broadly in Article 2 of the GPDO as including any part of a building and includes any structure or erection. Applying this broad definition to the demolition works, we consider that these works fall within the scope of ‘building’ in this instance. Accordingly, we consider that the proposed demolition works specified in the supporting documentation fall within the definition of ‘*demolition*’ for the purpose of the permitted development rights.

It is necessary to consider whether any of the specified exclusions in paragraph B.1 and/or conditions in paragraph B.2 apply. These set out circumstances in which development is not permitted.

Concerning the specified exclusions in paragraph B.1, development is not permitted by Class B where any of the following circumstances exist:

- (a) The building has been made unsafe or uninhabitable, through deliberate action or neglect, by anyone having an interest in the land on which the building stands and the building can be made secure through temporary repair or support.
- (b) The demolition is ‘relevant demolition’ for the purposes of section 196D of the 1990 Act (i.e. demolition of certain unlisted buildings in a conservation area).
- (c) The buildings are used, or were last used, for class A4 (drinking establishments) purposes.

Turning to the specified conditions in paragraph B.2, for the demolition to be authorised by Class B, the following conditions, if applicable, must be observed:

- (i) Where demolition is urgently needed for health or safety reasons, a written justification for the demolition is required to be given to the Council as soon as reasonably practicable after demolition has taken place to include objective evidence that demolition was necessary; and
- (ii) A determination from the Council may be required as to whether prior approval is required for the method of proposed demolition and any restoration of the site.

It is understood that the proposed demolition is not urgently required for health and safety reasons, meaning that condition (i) above does not apply to these circumstances. As to specified condition (ii) above, the Class B permitted development right is subject to a determination whether prior approval is required; we consider this applicable here.

Demolition Works

The Risk Assessment Method Statement that has been submitted in support of this application details the procedures, sequence and method of works to be undertaken in respect of the demolition of Park House. Furthermore, the Construction Phase Plan that has also been submitted outlines how the appointed contractor will manage the environmental, health, safety, and quality aspects of these works.

At this stage, the applicant has proposed a four-month timescale for the demolition works that is due to commence in January 2025 and expected to conclude at the end of April 2025.

The Greater Manchester Mental Health NHS Foundation Trust are in the process of exploring options for how this site could be redeveloped in the future. Therefore, at present, the intention is to simply demolish the existing facility and carry out site restoration works.

Summary

This statement supports an application to determine whether prior approval is required for the proposed demolition of the existing buildings at the site.

The buildings that will be subject to the proposed demolition works are currently vacant, no longer serving a viable use on site and requires demolishing to facilitate future redevelopment of the site. The proposed demolition is admissible under the permitted development rights outlined within Schedule 2, Part 11, Class B of the GPDO, as set out above.

As per the relevant regulations, a site notice (a copy of which is enclosed with the application for reference) will be displayed for a period of 21 days in the period of 28 days following submission to the local planning authority.

I trust the above and enclosed is clear however if you require any further information, please do not hesitate to contact me.

Yours faithfully



Katie Forbes
Graduate Planner
Encl. As listed above.