

Planning and Regeneration
Manchester City Council
Town Hall Extension
Mount Street
Manchester

Our Ref: EKPS/231110/KD

Submitted via the Planning Portal.

10 December 2024

FAO: Sue Wills

Dear Sir / Madam

Prior Notification of Demolition: Land off Crabtree Lane, Openshaw, Manchester (PP-13606270)

On behalf of our client Keepmoat Homes Limited, I am pleased to enclose an application for the prior notification of demolition of the existing buildings at Land off Crabtree Lane, Openshaw, Manchester (Planning Portal Reference PP-13606270).

The application submission comprises:

- This extended Covering letter prepared by Euan Kellie Property Solutions ('EKPS');
- Application form and certificates prepared by EKPS;
- Demolition Method Statement (prepared by DB Remediation);
- Bat Survey prepared by Collington Winter;
- Copy of Site Notice and photographs of notice in situ;
- Site Location Plan;
- Existing Site Plan (prepared by JTA); and
- Proposed Demolition Plan (prepared by JTA).

Background

Keepmoat have acquired the Site comprising land off Crabtree Lane in East Manchester. It is Keepmoat's intention to bring forward the redevelopment the Site for residential use, and a planning application will be submitted in due course, which will seek consent for the construction of circa. 200 no. residential dwellings, with associated landscaping and parking.

Ahead of the application for the residential redevelopment of the Site, Keepmoat are seeking to demolish the existing building to allow the required site investigations and enabling works on the Site to take place, which will ensure the timely delivery of the new homes once the planning application for the new homes has been considered by the Council.

Relevant Legislation

Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development Order) 2015 (as amended) (“GPDO”) grants permission for ‘Any building operation consisting of the demolition of a building’ subject to a number of conditions, including the requirement for the developer to apply to the local planning authority for a determination as to whether the prior approval of the authority will be required for the method of demolition and any proposed restoration of the site.

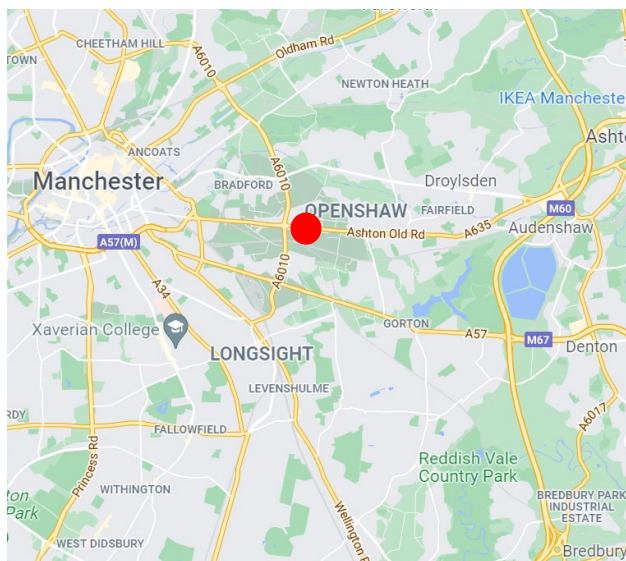
As such this prior approval application seeks the local planning authorities view as to whether the prior approval of the authority will be required (in respect of the proposed method of demolition and restoration of the Site) and if deemed to be required, if prior approval is granted based on the information provided with the submission of this application.

Site and Surroundings

The Site is approximately 4 hectares in size and falls within the administrative boundary of Manchester City Council (“MCC”). The Site is located within Openshaw in East Manchester, approximately 5 km to the east of Manchester City Centre.

The land includes several brick built former industrial buildings with steel roofs. The buildings are vacant, in a state of disrepair and of no architectural interest.

Figure 1 shows the Site location (Site identified with a red dot) whilst **Figure 2** shows the Site in its immediate context (both images taken from Google Maps).



^ Figure 1



^ Figure 2

Accessibility

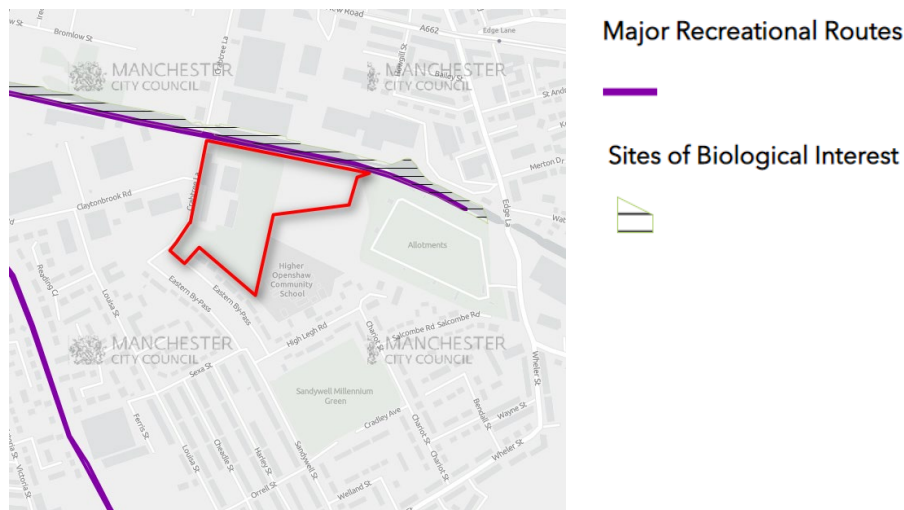
The Site is currently accessed off Crabtree Lane, to the east of the Site and also via an access road to the north, immediately alongside the Canal. The Site is located in a highly sustainable location, with a range of local shops, services and facilities located within close proximity, including a selection of food stores situated less than 0.5km to the north of the Site. Large areas of green space, including Sandywell Millennium Green and Copperas Field are also accessible within 1km of the Site.

Planning Policy Designations

Figure 3 illustrates the relevant site-specific planning policy allocations (taken from the MCC Interactive Map website).

The Site (outlined in red) is located within 'East Manchester' as defined by MCC Core Strategy ("CS") Policies EC5 and H4, and the 'Inner Areas' (MCC CS Policy SP1).

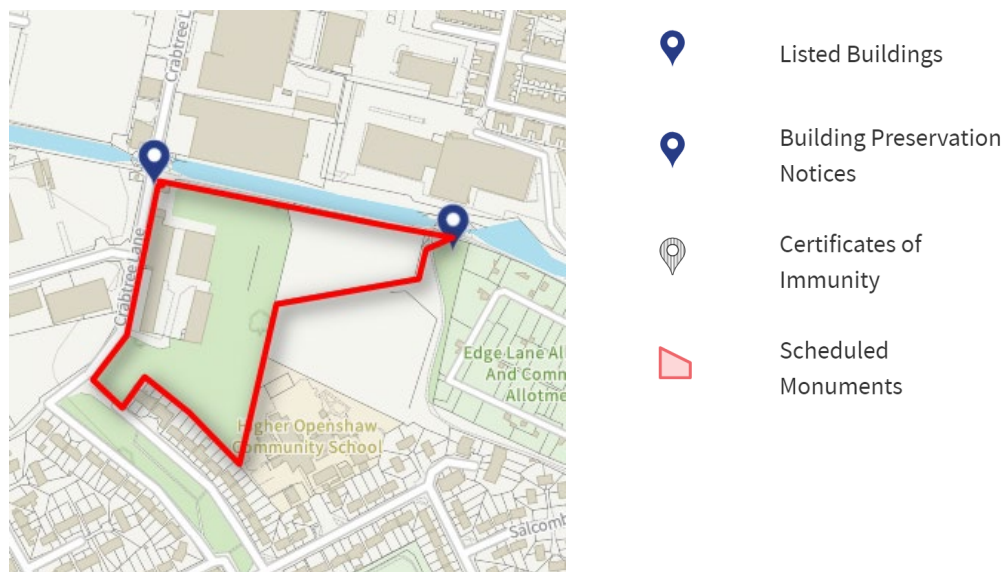
The Site is also located adjacent to a 'Major Recreational Route' and the Ashton Canal, which is a Site of Biological Interest.



^ Figure 3

Heritage

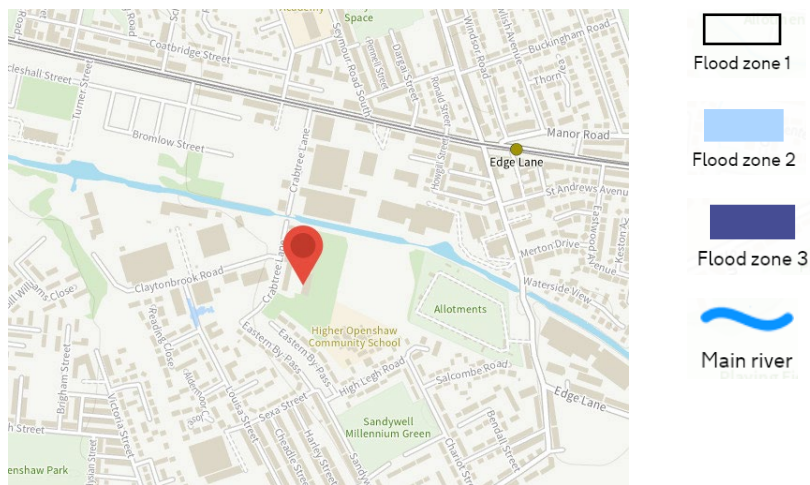
The Site is not located in a Conservation Area, however the Grade II listed Locks 13 and 14 are located immediately adjacent to the Site as identified in **Figure 4** below.



^ Figure 4

Flood Risk

Having consulted the “GOV.UK” website the Site, whilst the Site is in Flood Zone 1, which means there is a low probability of flooding, as illustrated in **Figure 5** below.



^ Figure 5

Proposed Demolition

As noted earlier within this letter, permission is being sought to demolish the existing buildings on site to allow the required ground investigation and enabling works to take place as soon as possible. Works will take place for a period of 8 weeks commencing at the start of April 2025.

The relevant ecology surveys have been undertaken by Collington Winter who have confirmed that there are no bats within these buildings. The demolition will take place in line with the submitted demolition method statement and the recommendations of the Bat Survey. Subject to planning approval and discharge of appropriate pre-start conditions works will subsequently begin on the proposed residential development. A tree survey has been undertaken, and all trees on site will also be protected during the demolition in line with the British Standard (BS 5837:2012 Trees in Relation to Design, Demolition and Construction).

The submitted demolition statement confirms that the Site will be flat and level. In addition, the perimeter of the site in its entirety will be secured with hoarding with secure gated access. The fencing will remain intact throughout the demolition period and left thereafter.

A Site Notice detailing the name of the applicant, a description, including the address, of the buildings which are proposed to be demolished, a statement that the applicant has applied to the local planning authority for a determination as to whether the prior approval of the authority will be required (as to the method of demolition and any proposed restoration of the site), the date on which the applicant proposes to carry out the demolition, and the name and address of the local planning authority, and which is signed and dated by or on behalf of the applicant has been displayed at the Site, and a copy of the Site Notice and a photograph of the notice in situ has been submitted with this application.

Compliance with the GPDO

Turning to the considerations of the compliance with the GPDO, the proposed demolition of the existing buildings complies with all limitations and conditions of Schedule 2, Part 11, Class B, of the GPDO as detailed below and overleaf in **Table 1** overleaf.

Criteria Assessment

Criteria	Assessment
Permitted development	
B. Any building operation consisting of the demolition of a building;	
Development not permitted	
B.1 Development is not permitted by Class B if—	
(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;	Proposal complies – the buildings have not been rendered unsafe or uninhabitable by the action or inaction of any person having an interest in the land on which the building stands.
(b) the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)(46);	Proposal complies – the demolition is not considered to be ‘relevant demolition’.
(c) the building is used, or was last used, for a purpose falling within— (i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or (ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order;	Proposal complies – the buildings were not last used as either a drinking establishment, nor a drinking establishment with expanded food provision.
(d) the building is used, or was last used, for the purpose of— (i) a concert hall; (ii) a venue for live music performance; or (iii) a theatre; or	Proposal complies – the buildings were not last used as a concert hall, venue for music performance, or a theatre.
(e) the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure— (i) that is a listed building; (ii) that is a scheduled monument; (iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship; (iv) within the grounds of a museum or art gallery; or (v) within the curtilage of a dwellinghouse.	Proposal complies – the demolition does not relate to a statue, memorial or monument.
Conditions	

B.2 Development is permitted by Class B subject to the following conditions—

(a) where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the demolition.

n/a the demolition is not urgently necessary in the interests of safety of health.

Matters Requiring Prior Approval**(b) where the demolition does not fall within paragraph (a) and is not excluded demolition—**

(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site;

The proposal **complies** as a formal prior notification of demolition application has been submitted to the council to determine if prior approval of the authority will be required in relation to the method of demolition and proposed restoration of the Site, and if this approval is granted.

(ii) an application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;

The proposal **complies** as this covering letter, accompanying the prior notification of demolition application includes a written description of the proposed development and a statement to confirm a Site Notice has been posted in accordance with paragraph b(iv) and the relevant fee has been paid.

(iv) subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;

The proposal **complies** as a site notice has been displayed on the land on which the building is sited and will remain in place for no less than 21 days. A photograph of the Site Notice in situ has been included with this application.

v) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has elapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement.

The proposal **complies** – the applicant will take all reasonable steps to ensure that the Site notice remains in situ.

Interpretation of Class B

B;9.For.the.purposes.of.Class.B–

»cemetery« .has.the.meaning.given.by.section.870(4).of.the.Local.Government.Act.7533771.

»dwellinghouse« .does.not.include.educational.accommodation.

»excluded.demolition« .means.demolition– .

(a).on.land.which.is.the.subject.of.a.planning.permission?for.the.redevelopment.of.the.land?granted.on.an.application.or.deemed.to.be.granted.under.Part.9.of.the.Act.(control.over.development)?

(b).permitted.to.be.carried.out.by.a.consent.under.Part.7.of.the.Ancient.Monuments.and.Archaeological.Areas.Act.7533(scheduled.monument.consent)772?

(c) permitted to be carried out by a consent under Part 7 of the Planning (Listed Buildings and Conservation Areas) Act 1966 (listed building consent) 77 9?

(d) required or permitted to be carried out by or under any other enactment? or (e) required to be carried out by virtue of a relevant obligation?

»relevant obligation« means— .

- (a) an obligation arising under an agreement made under section 76 2 of the Act as originally enacted (agreements regulating development or use of land) .
- (b) a planning obligation entered into under section 76 2 of the Act as substituted by section 78 of the Planning and Compensation Act 1997 (planning obligations) 77 9 2 or under section 8 6 5 A of the Act (Crown planning obligations) 786 .
- (c) an obligation arising under or under an agreement made under any provision corresponding to section 76 2 of the Act as originally enacted or as substituted by the Planning and Compensation Act 1997 or to section 8 6 5 A of the Act .

»site notice« means a notice containing— .

- (a) the name of the applicant?
- (b) a description including the address of the building or buildings which it is proposed to be demolished?
- (c) a statement that the applicant has applied to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site?
- (d) the date on which the applicant proposes to carry out the demolition? and
- (e) the name and address of the local planning authority? and which is signed and dated by or on behalf of the applicant;

^ Table 1: GPDO Assessment Table

Conclusion

With consideration to the previous assessment, it is concluded that the proposed demolition falls under Part 1, Schedule 2, Class AA, of the GPDO and complies with all the Conditions and Limitations. Details of the Site Notice (currently in situ), method of demolition and proposed restoration of the Site have also been provided alongside requisite ecology reports which confirm that the building does not contain bats or nesting birds.

As such it is respectfully requested that Manchester City Council process this application without delay to allow the demolition of the buildings to commence.

I trust the submitted information is sufficient and I look forward to receiving confirmation that the application has been registered, however should you have any queries or require any further information, please do not hesitate to contact me by email or telephone (0161 513 4284).

Yours sincerely,



Katie Daniels MRTPI

Director

katie@euankellie.co.uk