

FAO Robert Griffin
Planning Department
PO Box 532
Town Hall
Manchester M60 2LA

SUBMITTED VIA THE PLANNING PORTAL Ref. PP-13556943

09 December 2024

Dear Robert,

CHORLTON SQUARE SHOPPING CENTRE - APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR PROPOSED DEMOLITION OF BUILDINGS

Please find enclosed an application made by CBRE Limited, on behalf of PJ Livesey Homes (6) Limited and Tameside Metropolitan Borough Council as Administering Authority for the Greater Manchester Pension Fund (hereafter referred to as 'the Applicant'), to determine if prior approval is required for the proposed demolition of buildings under the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 11, Class B.

The Site is bounded by Wilbraham Road, Nicholas Road and Barlow Moor Road in Chorlton-Cum-Hardy, Manchester, M21 9AQ. The Site currently comprises the vacant Chorlton Precinct shopping centre together with Graeme House office building and associated areas of car parking, landscaping and hard standing.

A full planning application for the residential-led mixed-use redevelopment of the site is concurrently being prepared and is scheduled to be submitted in December 2024. The two applications have been submitted separately to allow for programme gains by commencing works on site in advance of the full planning application being determined, namely:

- Asbestos removals
- Soft strip of all structures
- Demolition of superstructures
- Removal of all substructures
- Processing of site waste arisings
- Removal of all other waste from site

By commencing these works earlier, the Applicant is enabled to align with the requirements of the Brownfield Funding Application grant which must be expended by March 2025. Additionally, despite recently erecting temporary safety/security hoardings around the perimeter of the site, there have been instances of anti-social behaviour, including damage to building facades, such as an increasing number of broken windows. Therefore, demolition of the existing buildings would be in best interests to prevent further anti-social behaviour.

Subject to approval, as per the submitted Demolition Management Plan (DMP), it is proposed that demolition works will commence on 20 January 2025 and will take c. 20 weeks to complete.

TOWN PLANNING CONTEXT

The Site is located within Chorlton district centre. In terms of locational context:

- **Conservation Area;** the Site is not located within a Conservation Area but it does border and influence the setting of the Wilbraham Road/Edge Lane Conservation Area.

- **Heritage Assets;** there are no designated heritage assets located within the Site (as per National Heritage List for England).
- **Listed Buildings;** there are no listed buildings within the Site. However, there are 3no. listed buildings within 200m from the centre of the Site (thereby influencing setting):
 - 'Lloyd and Platts Hotel' (NHLE no. 1096127 – Grade II) located approx. 140m to the southwest;
 - 'Former Temperance Billiard Hall' (NHLE no. 1268311 – Grade II) located approx. 125m to the north;
 - 'Chorlton Library' (NHLE no. 1414760 – Grade II), located approx. 185m to the north.
- **Non-Designated Heritage Assets;** there are no non designated heritage assets located within or in the vicinity of the site.
- **Water Resources and Flooding;** the site is located within Flood Zone 1 (as per the available Environment Agency (EA) flood risk mapping).
- **Ecology and Landscape;** the site is not subject to any statutory ecological or landscape designations.

APPLICATION/SCOPE INFORMATION

Following initial engagement with Manchester City Council, the application comprises:

Submission Document	Prepared by
Planning Application Form	CBRE Limited
Covering Letter	CBRE Limited
Site Location Plan (incl. area of proposed works) (Ref. 131 00 1002 - B)	P J Livesey
Demolition Management Plan (including Method Statement)	S J Walchester Limited
Site Management Plan	S J Walchester Limited
Site Investigation Report & Remediation Strategy	Civic Earth
Phase 1 Desk Study (Ground Conditions Report)	Civic Earth
GPRS and Topographical Surveys	JLP Surveying
Ecological Impact Assessment	Tyler Grange
Utilities Statement	BWB
Arboricultural Method Statement	Tyler Grange

Application Registration / Validation

A payment for the requisite planning application fee of £190 has been paid via the Planning Portal (ref. PP- 13556943).

In accordance with the requirements of B.2 (b) (iv) of Part 11, Class B, of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order (2015), as amended, a site notice has been posted on site today (09 December 2024).

I trust that the information submitted with this application is appropriate and that the application can now be registered and validated. However, if there are any immediate queries, please do not hesitate to contact me.

Yours sincerely

Chris Argent
Director – Planning & Development

Enc As listed