EDEN

Apollo Pub, Miles Platting

Planning Statement

Summary

This planning statement is submitted to support a full application for the demolition of the Apollo Public House at Miles Platting.

The pub has been vacant since 2008. Its demolition would provide an opportunity for future development therefore enhancing the local area. The former public house does not serve as a valuable asset to the community, and the structure has fallen into disrepair presenting a risk to the public.

This application is accompanied by a demolition management statement which demonstrates the measures taken to complete the demolition safely and effectively.

This planning statement demonstrates that the demolition of the former pub would be a betterment to the local community and could be completed efficiently to enable positive regeneration in the near future.



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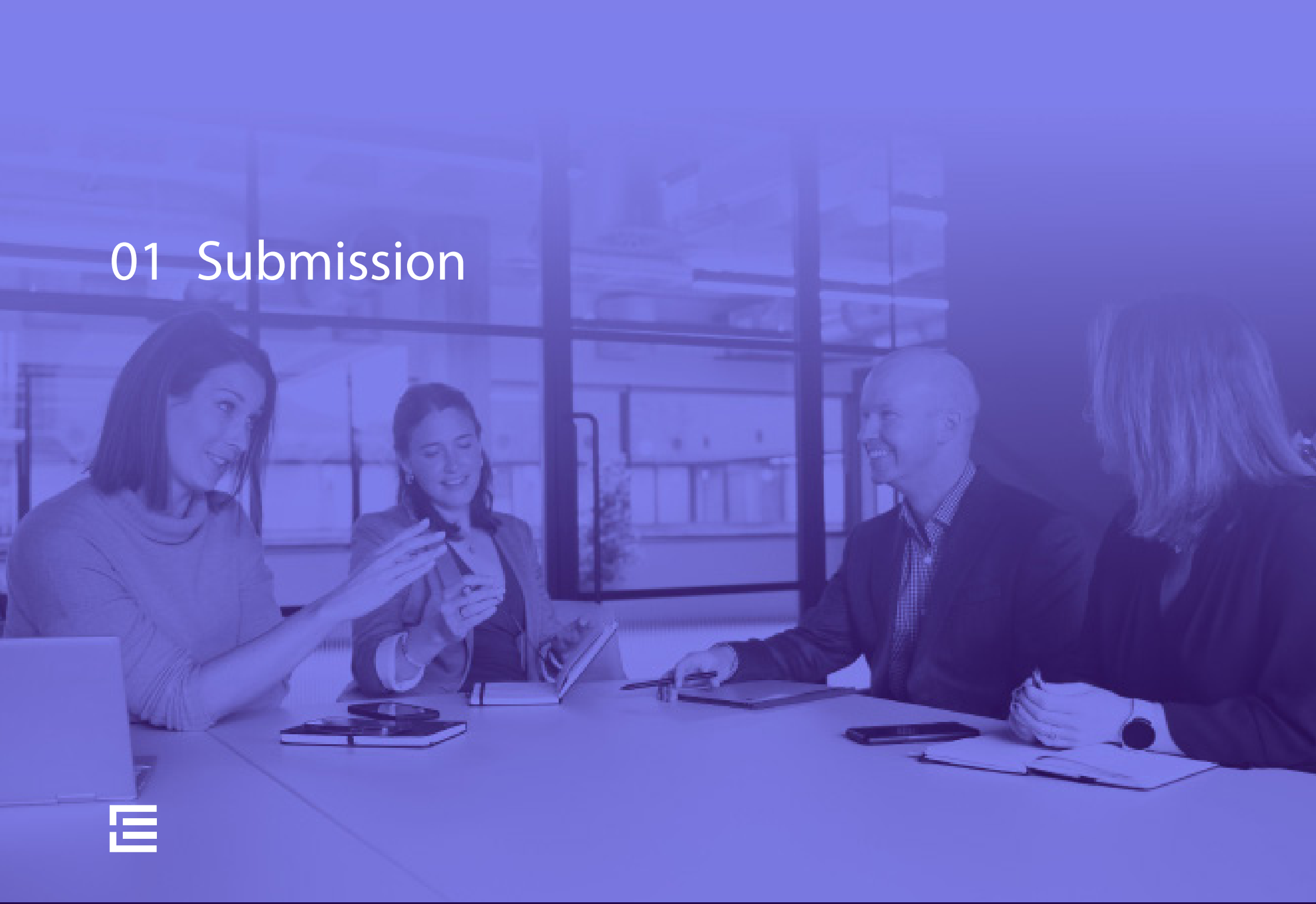
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OPN2877 – November 2024

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01 Submission



Submission

This Planning Statement is submitted on behalf of the Applicant, Jigsaw Homes North, in support of a full planning application for demolition of the existing Apollo Pub at Farnborough Road, Miles Platting, Manchester, M40 8DR [the Site].

The Site will be brought forward for development by Jigsaw Homes, however ahead of this, this application seeks to demolish the existing public house. The application to demolish the former pub is made separately to expediate its demolition to ensure that funding applications for the future redevelopment are not compromised.

The description of development is:

'Demolition of an existing public house, the making good of the site and erection of security fencing.'

This statement confirms that the proposal satisfies the key policy tests and summarises the technical reports for officers.

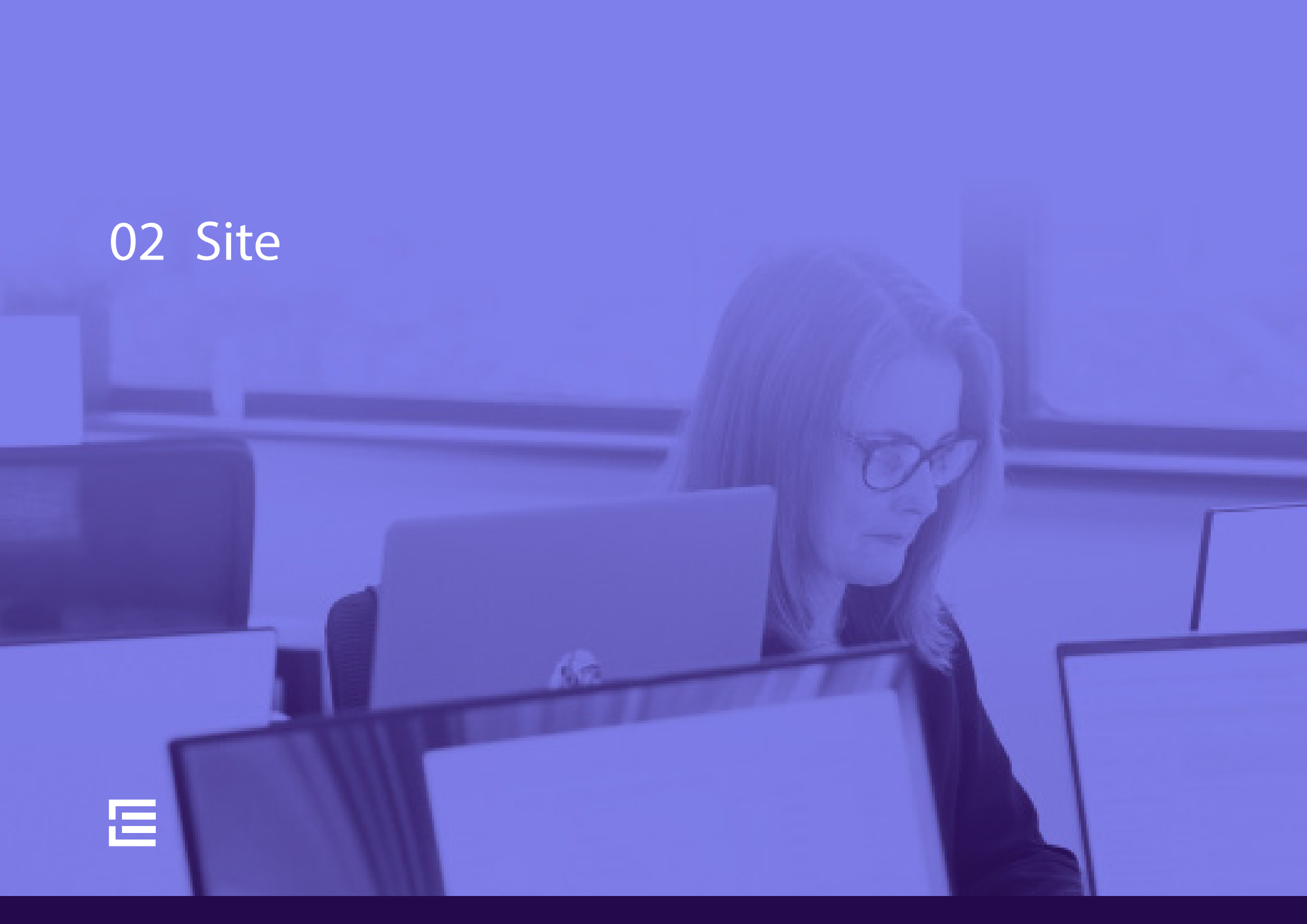


The Submission

- Site Location Plan
- Existing elevation drawings
- Demolition Management Statement prepared by Connell Brothers Demolition
- Asbestos Refurbishment/Demolition Survey prepared by Asbestos Northwest Consultants, dated 31.10.2024
- Potential roost feature inspection surveys, prepared by Amenity Tree, dated 29.10.2024
- Assessment of Biodiversity Baseline prepared by Amenity Tree, dated 29.10.2024


THE APOLLO
SCRAP CARS
WANTED £100
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THE APOLLO

02 Site



Site

The application site is located to the northeast of Manchester within the administrative boundary of Manchester City Council. The Apollo Pub itself sits on the corner of Farnborough Road and Varley Street within the district of Miles Platting.

Miles Platting is within the M40 post code area of Manchester, bound by Oldham Road to the north, and Hulme Hall Lane to the east. It mostly comprises a residential neighbourhood, however there are also some commercial premises such as the Jigsaw Homes North office as well as a strip of industrial units which run parallel to Rochdale Canal Towpath and James Street. Existing and actively used community buildings are also in the area, such as Saint Cuthbert's Parish Church and Usmania Banqueting Hall.

The residential properties in the area are of a wide variety of styles, including modern 2-3 storey semi detached and terraced dwellings from the 1970's. Farnbrough Road in particular, where the Apollo Pub sits has modern dwellings which received planning permission in 2017 on the southern side of the road, contrasted by 1960/70s style dwellings to the north. Adjacent to the Site to the north is a 14-storey block of flats.

The Site itself comprises a vacant two storey brick built pub and an area of hardstanding to the west which has been used for car parking. The pub closed in the late 1990s, Electricity North West has confirmed that power to the building was disconnected on 26 October 1998. This highlights that the building has been vacant for 26 years.

The land around the former pub has become overgrown. There is currently no boundary treatment around the Site, expect for temporary heras fencing and part of a low brick wall along the eastern boundary.









Site



Site Stats

Flood Zone	One (low risk of flooding from all sources)
Site Area	0.13 ha
Ecological or landscape designations	None
Heritage Designations	There are no heritage assets on site. Corpus Christi Basilica is a Grade II listed building which sits c.100m to the south of the Site.
Public Rights of Way	One (Reference)
Tree Preservation Areas	Not likely

Site

Planning History

Full detail of the Site's planning history is a provided at Appendix 1. This shows that the former public house received planning permission in 1974. In 1975 it gained permission for extensions to create on-site living accommodation. It appears that these have been implemented because the building features a single and part two storey extension on the north and west elevations.

The Site has most recently received planning permission for the erection of a 4-storey building in 2009 which included for the demolition of the Apollo pub. The permission was never implemented for the reasons outlined within the letter from Manchester City Council at Appendix 2.



03 Proposal



Proposal

This application seeks planning permission for the demolition of a vacant public house in Miles Platting.

It is proposed that the complete two storey structure would be demolished to enable the future development of residential dwellings in its place. It is proposed in the interim, for the demolition material to be rolled leaving the Site clear and level. In the interests of safety and to prevent anti-social behaviour a 2.4m high timber hoarding and lockable metal vehicle gates are proposed around the Site perimeter.

The former pub is owned by Jigsaw Homes North, who will be bringing forward affordable residential development on the Site in the near future.

04 Policy Spotlight



Policy Spotlight

In accordance with Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the 2004 Planning and Compulsory Purchase Act, the planning application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. Applications which accord with the Development Plan should be approved without delay.

The Development Plan comprises:

- Manchester Core Strategy 2012-2027 (adopted July 2012)
- Manchester Core Strategy Addendum 2024
- Greater Manchester Joint Waste DPD (adopted April 2012)
- Greater Manchester Joint Minerals DPD (adopted April 2013)
- Places for Everyone Joint Development Plan (adopted March 2024)

Key Core Strategy policies for the proposal are:

- SP 1 - Spatial Principles
- DM 1 – Development Management
- EC 5 – East Manchester
- EN 15 – Biodiversity and Geological Conservation
- EN 16 – Air Quality
- EN 18 – Contaminated Land and Ground Stability
- EN 19 – Waste

There is only 1 relevant saved UPD Policy:

- DC 26 – Development and Noise

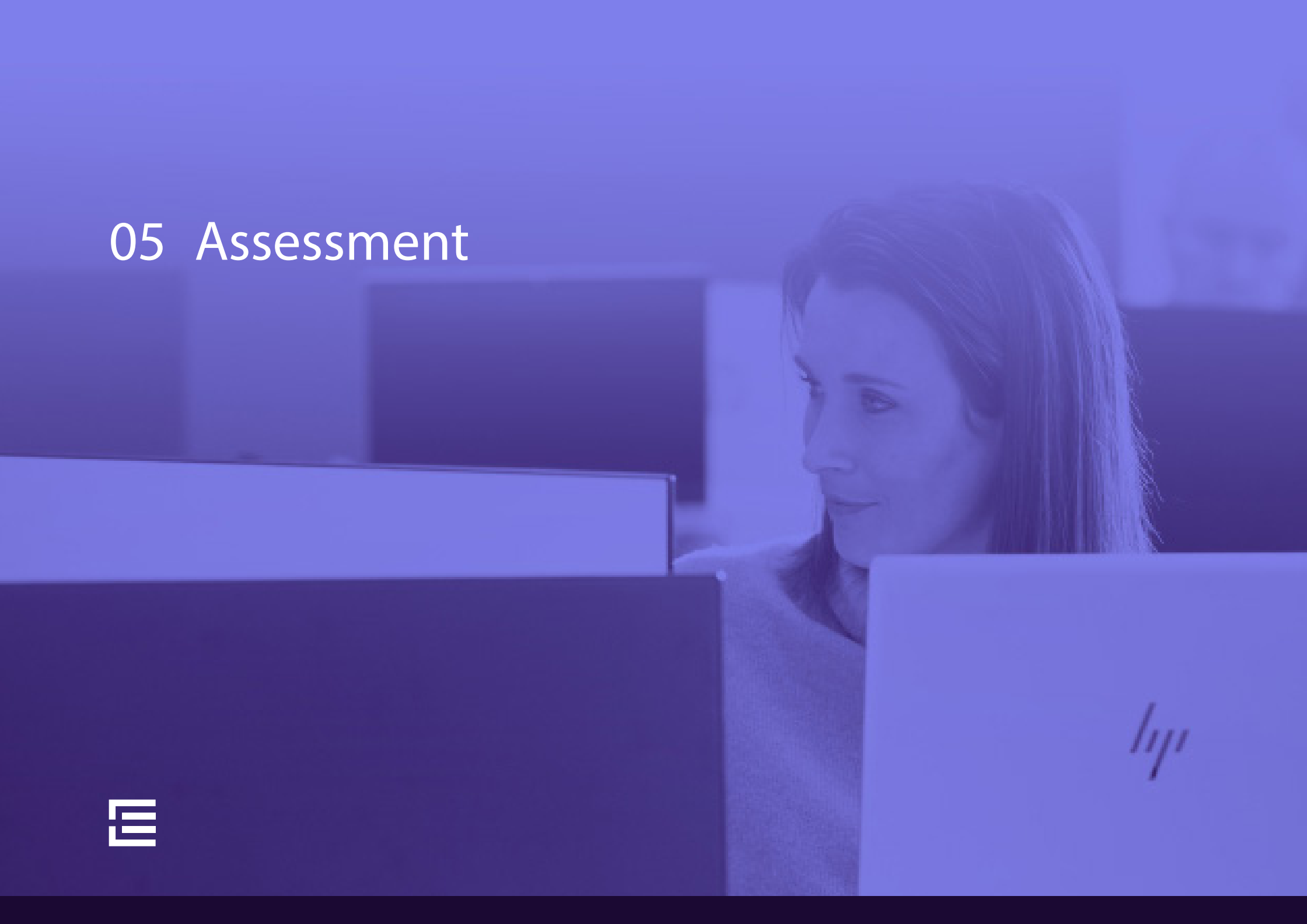
Relevant policies within Places for Everyone are:

- JP-S1 - Sustainable Development
- JP-S2 - Carbon and Energy
- JP-S6 – Clean Air
- JP-P1 – Sustainable Places

Relevant Supplementary Planning Document's & Supplementary Planning Guidance is restricted to – Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007.

National Planning Policy Framework (The Framework) is also a material consideration.

05 Assessment



Assessment

Loss of Public House

Planning permission is sought for the demolition of the former Apollo Public House. Records suggest that the pub has been vacant since January 2008, meaning that it has not served as a community asset for over 15 years. The Site has since received planning permission for the erection of a 4-storey building in 2009 which included the demolition of the Apollo Pub. Therefore, it is considered the principle of demolition has already been deemed acceptable.

Information about the pub's closure and the efforts taken to secure active use of the Site by the freeholder (Manchester City Council) are outlined within the letter attached at Appendix 2.

The redevelopment of land within the urban area, and previously developed land, is supported in both national and local policy. The NPPF says that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs. Therefore, the principle of redeveloping this previously developed site will be in accordance with national policy and the former pub needs to be demolished to facilitate this.

Paragraph 127 of the Framework is clear that local planning authorities should take a positive approach to applications for alternative uses of land which are currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.

It is therefore considered that the proposal to demolish the Apollo Pub would provide an opportunity to enhance the quality of the land by providing the opportunity for a more environmentally, economically and socially attractive use to take its place.

It is acknowledged that Paragraph 97 of the Framework resists the unnecessary loss of community facilities such as public houses where this would reduce the community's ability to meet its day-to-day needs. However, as already stated, this facility has been out of operation for over a decade and has fallen into disrepair.

It is also material that the Bradford Inn is located a short 10-minute walk from the Site which provides the local community with a facility to meet their daily requirements.

Therefore, the proposal to demolish the former Apollo Public House should be considered appropriate in this context, as it is compliant with national policy principles.

Assessment

Principle of Demolition

Places for Everyone Policy JP-S1 Sustainable development states:

"In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively."

An asbestos survey has taken place which subsequently informed the submitted Demolition Statement. This confirms that appropriate measures have been taken to ensure the demolition can be complete safely and respectful to the local environment. This demonstrates that the proposal is compliant with Core Strategy Policy EN18,

Similarly, the Demolition Statement considers noise generated from the demolition process and provides appropriate measures to minimise disturbance. Saved UDP Policy DC26.5, Core Strategy Policy EN 16 and Places for Everyone Policy JP-S6 require development proposals to take measures to preserve the environment and amenity of existing neighbours.

Similarly, measures to control dust and protect air quality are incorporated in accordance with Core Strategy Policy EN 16 and Places for Everyone Policy JP-S6.

It is considered that appropriate measures have been taken to ensure that the demolition of the former Apollo Pub have been taken to ensure that it is compliant with local planning policies.

06 Conclusion



Conclusion

Full planning permission is sought for the demolition of the Former Apollo Public House which has been vacant for 16 years.

This Planning Statement has demonstrated that the pub has not served as an asset of community value for in the region of 15 years. The Site has potential to provide greater social and economic benefits through redevelopment for affordable housing.

This application is supported by the relevant technical documents which demonstrate that the demolition can be completed safely and it would not result in any adverse harm to existing neighbouring residents or environments.

In accordance with relevant local and national planning policies, respectfully it is requested that full planning permission be granted.

Appendix 1 Planning History

Appendix 2 Letter from Manchester City Council

Appendix 1

Reference	Description	Decision
F01464	Details of a part single/part 2-storey building to form a public house with living accommodation over.	Approved 03 March 1975
F00577	Erection of a part single, part 2 storey building to form licensed premises with living accommodation.	Approved 03 July 1974
089146/FO/2009/N1	Erection of a 4 storey building to accommodate a 34 bedroom nursing home (for Elderly Mentally Infirm patients only) with ancillary car parking and landscaping	Approved 02 June 2009
Surrounding Area (including application site)		
079633/OO/2006/N1	OUTLINE APPLICATION for the re-development of the Miles Platting neighbourhood area, comprising the erection of a maximum of 1443 no. residential dwellings comprising a maximum of 875 no. houses and 568 no. apartments and means of access. Demolition of 278 residential properties and 28 areas of commercial properties/community facilities. Refurbishment works to 1757 retained houses and apartments. Erection of a maximum of 6935 sq. metres (gross) commercial and community facilities (Classes A1, A2, A3, A4, A5, D1 and D2) on Oldham Road/Varley Street. Erection of a maximum 600 sq. metres (gross) inter-denominational community facility floorspace adjacent to Rochdale Canal (Class D1). Provision of a maximum area of 0.74 hectares for education-related Class D1 use to south-east of St. Marks School. Provision of 2.64 hectares public open space including canal-side walkway and informal amenity areas. Provision of new and refurbished highway network and associated parking.	Approved 05 September 2006

Appendix 1 Planning History

Appendix 2 Letter from Manchester City Council

15th November 2024

MANCHESTER CITY COUNCIL

Development Team
Growth & Development Directorate
Telephone: 0161 234 1268
Louise.hargan@Manchester.gov.uk

PO Box 532 Town Hall
Manchester, M60 2LA

Without Prejudice, Subject to Contract & Subject to Approval

Dear Sirs,

Re: Former Apollo Public House, Varley Street, Miles Platting, Manchester
Supporting commentary for the submission of a demolition application

The former Apollo public house has been closed and vacant for over 14 years. It is understood that the pub closed operations due to a lack of business sustainability and it is accepted that the was no party/licensee at the time willing to take on the works and running of the public house. When the former occupiers vacated and the leaseholders could no longer run the pub as a going concern, the property was left vacant and fell into disrepair. As freeholder the Council were proactively seeking to ensure the tenant complied with their lease to keep the property in repair. Due to lack of response this led to statutory powers being invoked to step in an undertake required safety repair and measures to prevent the building becoming dangerous.

The Council then acquired the leasehold interest in the Apollo Pub after the leaseholder's company dissolved in 2012 and the Crown disclaimed the lease that had been vested to them by the doctrine of bona vacantia. The Council made a successful application to remove the leasehold title, leaving it with a cleared freehold title. At that time the ability to progress with a demolition and repurposing of the property/site was delayed due to unsuccessful challenges and compensation claims being made by representatives of the former leaseholders.

Whilst the City Council secured the building and held it awaiting future approvals and plans to repurpose the site, the building has suffered with number of antisocial behavior issues. It has been secured with steel shutters and a perimeter fence, but it still has been subject to several break-ins by squatters causing concern to residents. Local elected members and Cllr Gavin White (Executive Member for Housing & Development) highlight the site as a concern and are supportive of both the demolition of the existing building and progression of proposals to redevelop the site for suitable housing.

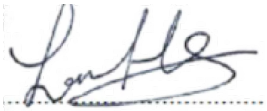
A partnership with Jigsaw Homes has been created to try and overcome the viability issues to bring the site forward and this led to a successful Brownfield Land Grant funding

application being secured. The grant will fund the capital costs of demolition and site works to prepare the site for a housing redevelopment.

To prevent further deterioration and risk of continued break-ins, It is now considered a priority to progress with the demolition, whilst the plans for a new housing development are worked up in tandem.

Happy to discuss further if required.

Yours sincerely,



Louise Hargan MRICS
Principal Development Surveyor (East)
For the Assistant Director of Development

EDEN

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