

Planning and Development
Manchester City Council
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Our ref EKPS/240101/EP

Submitted via the
Planning Portal

5 August 2024

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Dear Sir or Madam,

Land at Riverpark Road, Manchester: Application for Prior Notification of Proposed Demolition

On behalf of our client, Kellen Homes ('the Applicant'), please find enclosed an application for prior notification in relation to the proposed demolition of the existing buildings and structures located at the former Riverpark Trading Estate, Riverpark Road, Newton Heath, Manchester.

The application seeks a determination as to whether the prior approval of the Local Planning Authority will be required as to the method of demolition and any proposed restoration of the site.

Supporting Plans and Documents

In addition to this covering letter, the application is supported by the following plans and documents:

- Application Forms and fee¹;
- Site Location Plan;
- Existing Site Plan;
- Proposed Demolition Plan;
- Demolition Method Statement;
- Asbestos Demolition Survey and programme; and
- Ecological Impact Assessment;
- EIA Screening Report.

In accordance with the requirements of the Town and Country Planning (General Permitted Development) England Order 2015 (as amended) – Schedule 2, Part 11, Class B, a site notice is being placed on or near to the site and will be left in place for not less than 21 days in the period of 28 days beginning with today's date (the date on which the application is being submitted to the Local Planning Authority).

¹ The required fee of £120 (+ £64 service charge) has been paid via the Planning Portal

Background and Proposals

The Riverpark Trading Estate ("the Site") is 7.4 hectares (18.3 acres). It is bounded by Riverpark Road to the south, and the Manchester to Huddersfield railway line to the north. Ten Acres Lane forms the eastern boundary of the Site, with Briscoe Lane forming the western boundary. The Site is within the ownership of Kellen Homes and Great Places Housing Association.

The Site is currently occupied by a number of buildings relating to its former use as an industrial estate. It is also the site of the former Manchester Abattoir which is understood to have operated at the Site until 2000.

As shown on the Existing Site Plan, the Site comprises the following buildings:

- **Block 1:** A two-storey industrial building. The building is currently in a reasonably poor state of repair and is vacant.
- **Block 2:** Adjoining Block 1 is warehouse space which includes an engineering room and boiler room, which vacant and in a very poor state of repair and unsafe due to a collapsed ceiling.
- **Block 3:** A two-storey office building in reasonable condition and currently vacant.
- **Block 4:** Adjoining Block 2 is a two-storey commercial unit comprises self-storage units and office space. The building is in reasonable condition and is vacant.
- **Block 5 (Annex Hall):** Two-storey building in very poor condition. The building is vacant.
- **Block 6:** Two-storey multi-let industrial building, largely in poor repair within the top floor currently being unoccupiable due to condition of roof. The building is vacant.
- **Admin Block:** Two-storey office building in poor condition. The building is vacant.

Kellen Homes is currently assessing potential redevelopment options for the site. In the meantime, it wishes to demolish all of the existing buildings on the site, which is considered necessary from a health and safety perspective and to minimise the risk of any anti-social behaviour from occurring following them all being vacated.

Subject to a planning application for the comprehensive redevelopment of the Site coming forward in due course. It is anticipated that the land will remain vacant for at least 6 months following demolition of the properties.

The demolition works are expected to take around 23 weeks to complete. Demolition cannot commence until the asbestos removal works are completed, which are currently underway in some buildings and is expected to be concluded during September 2024.

Supporting Documentation

Environmental Impact Assessment ("EIA") Screening Request

A formal request for an Environmental Impact Assessment ("EIA") Screening Request for the proposal demolition works is submitted alongside the application.

Asbestos Removal

An Asbestos Survey Report prepared by Elite Asbestos Solutions Limited is submitted as part of the application. This outlines that Asbestos Containing Materials ("ACM") will be identified and removed in accordance with the relevant legislation.

Demolition Method Statement

A Demolition Method Statement has been prepared by Urban Regen which sets out detailed information relating to the programme of demolition works, the equipment to be used to demolish the premises, operations to be undertaken including, details of intentions in relation to waste removal, together with confirmation that adequate precautions would be undertaken as required. Also attached is a programme outlining the proposed timescales for the works. Demolition works are expected to take place over a 23-week period.

During and following the proposed demolition works, the following security measures are in place and will be maintained at the Site:

- The Site is secured by a 2.4m steel palisade perimeter fence.
- The two access points into the Site are secured by electric steel gates.
- The Site will be closed off to members of the public and only approved individuals will be allowed access.
- The Site is monitored 24/7 by an external security contractor, using CCTV. An on-site caretaker is also available Monday-Friday 6am-6pm to monitor site access and an on-site security guard is in place during the evenings (6pm-6am) and 24 hours over the weekend.

Ecological Impact Assessment

An Ecological Impact Assessment has been undertaken by Enzygo and is submitted as part of the application. The Assessment is informed by a desk study alongside a Pre-Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment survey in February 2024 and a series of Nocturnal Bat Emergence Surveys in June and July 2024.

The following conclusions and recommendations are set out in the report:

- **Bats** – The surveys confirmed a likely absence of roosting bats at the buildings to be demolished. Incidental low levels of activity of a common and typical assemblage of bats were identified using the rail embankment corridor to the north. It is recommended that best practice measures are implemented during the demolition, including a protocol to follow in the unlikely event roosting bats are discovered. These recommendations are reflected in the Demolition Method Statement.
- **Badger** – The survey confirmed no evidence of presence, however limited extent of suitable habitat present and historic records in the surrounding area. Precautionary best practice measures are recommended during demolition.
- **Breeding Birds** – The buildings to be demolished provide a limited extent of suboptimal nesting habitat for a restricted range of species likely to be present in the urban setting. It is recommended that demolition works should be undertaken outside of the bird nesting season of March to August (inclusive), or if necessary during this period due to the project programme, only be undertaken following nesting bird checks by a suitably qualified Ecologist. Given the extent and condition of habitats present, and the urban location, it is not considered any further pre-determination Breeding Bird Surveys are proportionate or justified in this instance.
- **Common Reptiles and Other Notable and Priority Species** – There is a low risk of the demolition works having any impacts upon notable species including hedgehogs. Precautionary best practice measures are recommended during demolition.

The Ecological Impact Assessment therefore concludes that the proposed demolition works will result in no detrimental impacts upon any of the identified species whereby the necessary precautionary best practice measures are implemented during the works.

Summary

The proposed demolition of the existing buildings and structures on the site of the former Riverpark Road Trading Estate are necessary from a health and safety perspective and to minimise the risk of any anti-social behaviour from occurring once all buildings on site are vacated.

The Demolition Method Statement outlines that the proposed demolition will take place in a safe and controlled manner and will not give rise to adverse impacts. Kellen Homes are fully committed to bringing forward a comprehensive redevelopment proposal for the site and the demolition of the existing buildings on the site will help ensure the timely successful delivery of its regeneration.

I trust the submitted information is sufficient to enable the prompt validation of the application, however, should you have any questions or require any further information, please do not hesitate to contact me by email or telephone (07500 104178).

Yours faithfully,



Ellie Philcox
Director
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