


Planning

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Application to determine if prior approval is required for a proposed: Demolition of Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Bilal

Surname

Ghafoor

Company Name

312 Prime Properties Ltd

Address

Address line 1

Hillbit House, New Street

Address line 2

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

Postcode

M40 8AW

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

Three-storey commercial building comprises of a cellar with a mixture of traditional cavity and solid wall construction with floors constructed of timber joists and supported by a series of steel beams and masonry piers. The roof is of a traditional pitched construction with slate tiles

Please state the reasons why demolition needs to take place

Due to extensive deterioration and poor condition building is unsafe. Also the level of rebuild work required in terms of cost and practicality and mainly health and safety repair of the existing structure is not possible.

Please describe the proposed method of demolition

Section 80 notice has been submitted and a building regulation approval has been received for the above building. R Ref Number: DM/23/00553. The proposed demolition will be undertaken in order to meet the demolition specification requirements of the above decision.

How and where would spoil/rubble be disposed of?

An approved demolition contractor has been appointed. All spoil/ rubble will be recycled where possible

Please provide details of the proposed restoration of the site

The site will be redeveloped on a later date.

When do you expect the works to commence (date must be post application submission)?

16/09/2024

When do you expect the works to be completed (date must be post application submission)?

06/10/2024

Are there any public Rights of Way within the site or immediately adjoining the site?

- ☐ Yes
- ☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☒ Yes
☐ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Georgios Sykiotis

Date

25/07/2024