

Planning, Building Control & Licensing
Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

PLANNING PORTAL SUBMISSION REF: PP – 13192962

6th August 2024

Dear Sir / Madam,

**RE: DEMOLITION OF EXISTING BUILDINGS AT LAND AT WELCOMB STREET,
OPENSHAW, MANCHESTER.**

**APPLICATION FOR PRIOR NOTIFICATION OF PROPOSED DEMOLITION UNDER
SCHEDULE 2 PART 31 CLASS A.2 SUB PARAGRAPH (B) OF THE GENERAL
PERMITTED DEVELOPMENT ORDER (GPDO).**

Spawforths have been instructed by NSJV Ltd (Network Space Joint Ventures) to prepare and submit a prior notification application for the demolition of the existing buildings at the former Manchester School of Building, situated off Welcomb Street, Openshaw, Manchester.

In accordance with Schedule 2 Part 31 Class A Demolition of Buildings of the General Permitted Development Order (GPDO,) in particular the conditions of Class A.2 sub paragraph (b), we have completed the Application Forms for Prior Notification of Proposed Demolition and have prepared a written description of the proposed development providing details of the method of demolition and any proposed restoration of the Site.

In accordance with the agreed procedures of Manchester City Council, this application is submitted electronically via the Planning Portal (Planning Portal ref: PP-11579295). The planning fee of £120.00 will also be paid to Manchester City Council through the Planning Portal.

The submission package comprises the following documents:

Document Title	Document ref.	Scale / Format	Prepared by
Prior-Approval Application Form	N/A	A4	Spawforths
Prior Notification Covering Letter	P4506-SPA-LT-TP-002-A	A4	Spawforths
Displayed Site Notice Statement	P4506-SPA-TP-NT-001-A	A4	Spawforths
Demolition Site Plan	I2481-AEW-XX-XX-DR-A-0068 P01	1:100 @ A1	AEW Architects
Demolition Process Manual	N/A	A4	AJ Kelly
Crushing Operations Manual	N/A	A4	AJ Kelly
Construction Phase Plan	N/A	A4	AJ Kelly
Risk Assessment (Crushing)	N/A	A4	AJ Kelly
Risk Assessment (Soft Strip & Demolition)	N/A	A4	AJ Kelly
Bat Survey Report	I2103-VI-SB	A4	Amenity Tree
Bat Roost Assessment	I2103-BRA-VI-SB	A4	Amenity Tree

Site History:

It is noted that a full planning application (LPA Reference I39997/FO/2024) has been submitted seeking consent for the following:

Erection of 4no. two storey industrial buildings (Classes E(g)(ii)(iii), B2 and B8) following the demolition of existing buildings together with associated service yards, car parking, electric vehicle charging points, amended site access, refuse storage facilities, substations, boundary treatments, landscaping, and associated works and infrastructure.

This application was validated by Manchester City Council on 4th June 2024 and is currently pending consideration, with a target determination date of 3rd September 2024.

This prior-notification application seeking consent for the demolition of the existing buildings on the land is to allow the developer, NSJV Ltd, to commence with demolition works on site ahead of the decision on the planning application, or the requirement to discharge pre-commencement conditions.

Relevant Planning Policy:

Schedule 2 Part 31 Class A of the GDPO, titled 'Demolition of Buildings', outlines that any building operation consisting of the demolition of a building can be carried out as permitted development, subject to the various conditions and stipulations.

Section A.1 states that development is not permitted by Class A if the building is 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 if it is practicable to secure safety or health by works of repair or works for affording temporary support. It is considered that this aspect is not applicable to the buildings at the Site, and therefore the demolition can be assessed against the Conditions outlined in A.2. Development is permitted by Class A 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 shall, as soon as reasonably practicable, give the local planning authority a written justification of the demolition;
- (b) where the demolition does not fall within sub-paragraph (a) and is not excluded demolition—
 - (i) the developer shall, 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 to the method of demolition and any proposed restoration of the site;
 - (ii) the application shall be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with sub-paragraph (iii) and any fee required to be paid;
 - (iii) subject to sub-paragraph (iv), the applicant shall display a site notice by site display on or near the land on which the building to be demolished is sited and shall 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;
 - (iv) 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 sub-paragraph (iii) has elapsed, he shall be treated as having complied with the requirements of that sub-paragraph if he has taken reasonable steps for protection of the notice and, if need be, its replacement;
 - (v) the development shall not be begun before the occurrence of one of the following—
 - (aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;
 - (bb) where the local planning authority give the applicant notice within 28 days following the date of receiving his application of their determination that such prior approval is required, the giving of such approval; or
 - (cc) the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;
 - (vi) the development shall, except to the extent that the local planning authority otherwise agree in writing, be carried out—
 - (aa) where prior approval is required, in accordance with the details approved;
 - (bb) where prior approval is not required, in accordance with the details submitted with the application;
 and
 - (vii) the development shall be carried out—
 - (aa) where approval has been given by the local planning authority, within a period of five years from the date on which approval was given;
 - (bb) in any other case, within a period of five years from the date on which the local planning authority were given the information referred to in sub-paragraph (ii).

It has been assessed that the proposed demolition of the buildings on the Site is in accordance with the conditions stipulated under Section A.2 of Schedule 2 Part 3I Class A. In line with these conditions, this covering letter and application package will provide the following:

- Application to the Local Planning Authority to seek prior approval for the method of demolition
- A written description of the proposed development
- Display of Site Notice

- Demolition Method Statement
- Bat Surveys and Reporting

Description of Development:

The proposal is for the demolition of the existing buildings and structures on Site which form the former Manchester School of Building.

The scope of the buildings to be demolished has been identified within the Demolition Site Plan (Ref. I2481-AEW-XX-XX-DR-A-0068 P01) provided by AEW. The proposed demolition will include all the buildings on the land which form the former school, along with the specified areas of boundary treatment.

The core components of the demolition works are as follows:

- Demolition of existing structures and walls
- Stripping of soft and hard covers site wide
- Processing of oversize materials by crushing
- Backfilling and restoring site levels to applicant requirement for future construction works

The programme of demolition is anticipated to take 16 weeks from commencement to completion. As this is subject to the confirmation that prior approval is not required, we are unable to confirm the start date at this time, although this is anticipated to be in early to mid-September.

Demolition Method Statement:

AJ Kelly have been instructed to undertake the demolition works detailed in this submission.

The information set out below provides a summary of these documents and the demolition works. The reports provide detailed methodology on the demolition process, crushing of materials, and risk assessments associated with the proposed activities.

We will inform all occupants of neighbouring commercial properties of our works and timescales involved. All plant and machinery to be switched off when not in use. All complaints will be actioned immediately by the Safety, Health, Environment and Quality (SHEQ) Manager. AJ Kelly will display a 24/7 helpline number on the site hoarding, which members of the public can call at any time if the project manager is inaccessible,

The method statements and reports provided also demonstrate that suitable risk assessments have been undertaken in order to take into account the welfare of staff and contractors at the Site.

Security measures are also detailed through the reports. The Site perimeter will be secured with segregated with Hera type fencing to create a secure working area where no suitable fencing exists.

Cleanliness of Surrounding Roads and Footpaths:

Site and road conditions will be continually monitored by the site supervisor and any roadways will be regularly swept during the course of the working day to maintain cleanliness and to minimise any mess left by vehicles leaving the site. Road sweeping facilities will be made available if required to ensure local roads are kept free of mud, dirt and debris from the demolition works. As detailed within the reports, measures will be in place to minimise the levels of dust, dirt and debris being left outside of the site and requiring clean up.

Asbestos:

Should any asbestos, contamination or extraordinary tasks be uncovered at any time during these works it will be reported before the additional works proceed. A method statement addendum shall be submitted for any additional works. With regards to known asbestos, no licensed asbestos was detected within any of the buildings on Site to be demolished.

Site Restoration:

Following the demolition of the existing buildings and structures on Site, the land will be left level and compacted. Any trip hazards or changes in levels will be contoured to remove any risk.

Ecological Considerations:

Amenity Tree Environmental Planning Consultants have provided a Bat Surveys Report and Bat Roost Assessment in respect of the Site. The habitat on and adjacent to site comprises of scattered trees, scrub, amenity grassland, introduced shrub and building including areas of hard standing access. The purpose of these reports is to establish use of the building for bats by means of survey(s). The objective of the report is to be able to assess a range of factors including a rated (none, negligible, low, moderate or high) potential of the buildings to offer shelter for bats, absence/presence of protected species, species affected, population numbers, potential access points, types of roost and their seasonality of use.

No bats were found to be roosting in the building. As a result, no measures are required to mitigate the effects of development on bats and there is no requirement for an EPS license (derogation or low impact)

from Natural England in this instance for the current bat survey season. The surveyor was able to inspect all external parts of the buildings from ground level. Limited internal access was possible. No evidence of bat activity was identified during the survey, such as bat droppings or staining on internal or external walls where bats are accessing the building.

Notwithstanding the above, it is recommended that in the absence of visual evidence of signs of roosting bats, the demolition of the buildings should still proceed with caution, due to their suitability to provide habitat and conditions for commuting and foraging bats. Section 5.2 of the Bat Survey Report notes the potential for disturbance through light and lists a series of recommendations to reduce this impact. These measure will be incorporated into any demolition works where practical.

Conclusion:

On the basis of the written description of the proposed development, the details of the method of demolition and proposed restoration of the site contained within this letter and the appended information we would be grateful if you could provide written notice within 28 days that prior approval is not required in order for demolition to be carried out in accordance with the details submitted. If prior approval is required, we would be grateful if you could give the requisite notice as soon as practicable or within 28 days to avoid any further undue delay to the commencement of demolition works on the site

Should you require any further information or clarification then please do not hesitate to contact us on the attached details.

Yours faithfully

Patrick Stone BA (Hons) AssocRTPI
Planner (AssocRTPI)
(patrick.stone@spawforths.co.uk)

Encs: As detailed above
Cc: Joe Burnett, NSJV Ltd
File Ref: P4506-SPA-LT-TP-002-B