



Stantec UK Limited
100 Barbirolli Square
Manchester
M2 3AB
UNITED KINGDOM

6th June 2024

Project/File: 33310047/A3/HW/LC

Development Management

Planning, Licensing and Building Control
Growth and Development Directorate
Manchester City Council
P O Box 532
Manchester
M60 2LA

Dear Sir/Madam,

RE: NOTIFICATION OF PRIOR APPROVAL: DEMOLITION OF SIX DWELLINGS AT NO. 2-12 CAIRN WALK, BESWICK, MANCHESTER M11 3UE

On behalf of our Client, One Manchester ('the Applicant'), we apply to Manchester City Council, as the local planning authority, to determine whether prior approval will be required for the method of demolition and any proposed restoration works at no. 2-12 Cairn Walk, Beswick, Manchester ('the Site').

This application is submitted pursuant to the requirements of Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the Regulations'). In accordance with the Regulations, this cover letter provides a written description of the proposed development and a statement that confirms a site notice has been posted and the required fee has been paid.

To assist the local planning authority in determining whether prior approval is required this application is accompanied by the following documents and plans:

- Planning Application and Ownership Forms.
- EIA Screening Opinion Request prepared by Stantec.
- Location Plan (8782-BA-XX-00-DR-A-(01) 002, Rev E).
- Existing Site Plan (8782-BA-XX-00-DR-A-(01) 011)
- Demolition Plan – Cairn Walk (8782-BA-XX-00-DR-A-(04) 014)
- Post Demolition Plan – Cairn Walk (8782-BA-XX-00-DR-A-(04) 016).
- Bat Presence/Absence Survey – Cairn Walk prepared by UES.
- Process Manual for the Demolition of Dwellings prepared by Perses.
- Arboricultural Impact Assessment – Cairn Walk prepared by Temple.
- Site Notice.

Site and Surroundings

The Site is located at 2-12 Cairn Walk on the Grey Mare Lane Estate in Beswick. The rectangular shaped plot is circa. 0.08ha in size and is bound by Hopedale Close to the north, a vacant plot of land on Grey Mares Lane to the east, Raglan Close to the south and 18 Yeoman Walk and 19-23 Turnpike Walk to the west.

Reference: 333100047/A3/LC/HW

The plot is occupied by a terrace of six dwellings. The dwellings are two storeys in height with a pitched roof and a pale red brick and pebble dash façade. Each dwelling has a porch on the principal elevation and a private garden to the rear. The gardens are enclosed by a red brick wall. There are also two small apple trees within the boundary of the Site. All the dwellings are vacant.

The area surrounding the Site is predominantly characterised by low rise residential development, with the Church of Resurrection & St Barnabas and a convenience store to the south and a vacant plot of land on Grey Mare Lane to the north. The maisonettes at 62-74 Grey Mare Lane and 162-174 Grey Mare Lane to the east of the Site have been demolished and the flats at 4 Turnpike Walk are due to be demolished shortly (ref. 138221/DEM/2023 and ref. 139333/DEM/2024).

Planning History

A review of the Council's online planning search tool has been undertaken. This review confirms that there have been no planning applications submitted in relation to the Site over the last 30 years.

Proposed Development

The proposed development includes the demolition of the six dwellings at 2-12 Cairn Walk. The demolition of the building needs to take place to facilitate its redevelopment as part of the wider regeneration plans for the Grey Mare Lane Estate.

The location of the building to be demolished is edged in red on the Site Location Plan (drawing 8782-BA-XX-00-DR-A-(01) 002 Rev E) and Demolition Plan (drawing 8782-BA-XX-00-DR-A-(04) 014).

The methodology and management of the proposed demolition works is explained in '*The Process Manual for the Demolition of Dwellings*' document prepared by Perses Limited. It includes details relating to site preparation, internal soft stripping, asbestos removal, methods for the fragmentation of each building and the methods for the loading of waste and scrap materials.

The restoration works proposed post-demolition are shown on the Post Demolition Plan (drawing 8782-BA-XX-00-DR-A-(04) 016). The building would be demolished down to slab with no disturbance to the ground and the Site will be secured by a 1.8m high weld mesh fence. Two trees on the Site are proposed to be removed.

The proposed start date for the demolition is 1st July 2024. All demolition and restoration works are proposed to be completed by 9th August 2024. It should, however, be noted that these are approximate dates and may be subject to change.

In accordance with the Regulations a site notice will be displayed at the Site for a period of at least 21 days from the date of the submission of the application – A copy of the site notice to be displayed at the Site is included as part of this application. The application fee of £120 will be paid upon submission of the application.

Conclusions

This notification of Prior Approval is submitted to the local planning authority in accordance with the Regulations cited above.

Reference: 333100047/A3/LC/HW

In accordance with the relevant Regulations, we expect a response from the Council within 28 days of this Prior Approval application. Should we receive no indication of approval within this period, it will be assumed that prior consent has been granted.

We trust the above information and the enclosed plans are enough for the Local Planning Authority to validate and determine the application. However, should you require anything further, please do not hesitate to get in touch.

Yours faithfully,

STANTEC UK LIMITED



Lydia Connell

Graduate Planner

Phone: 01618174909

Lydia.connell@stantec.com