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UNITED KINGDOM

20th February 2024

Project/File: 33310047/A3/HW

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: NOTIFICAITON OF PRIOR APPROVAL: DEMOLITION OF RESIDENTIAL BUILDING AT 4 TURNPIKE WALK, BESWICK, MANCHESTER, M11 3TH

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 4 Turnpike 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 D).
- Demolition Plan – 4 Turnpike Walk (8782-BA-XX-0-DR-A-(04)010).
- Post Demolition Plan 1 of 3 – 2 Banner Walk (8782-BA-XX-00-DR-A-(04)012).
- Bat Prescence/Absence Survey – 4 Turnpike Walk prepared by UES.
- Process Manual for the Demolition of Dwellings prepared by Perses.
- Site Notice.

Site and Surroundings

The Site is located at 4 Turnpike Walk on the Grey Mare Lane Estate in Beswick. The triangular shaped plot is circa. 593sqm in size and is bound by 2-12 Cairn Walk to the east, 2-6 Pratt Walk to the south, and 18 Yeoman Walk and 19-23 Turnpike Walk to the west.

The plot is occupied by a vacant 'T' shaped two storey block of 6no. flats. There is a public lawn to the north and private gardens to the south of the building with a red brick wall along the southern boundary. Pedestrian access is via a walkway from Turnpike Walk to the west. There are also three trees within the boundary of the Site.

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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 flats and maisonettes at 62-74 Grey Mare Lane and 162-174 Grey Mare Lane to the east, and 2 Turnpike Walk and 2 Banner Walk to the south, are currently in the process of being demolished (ref. 138221/DEM/2023).

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 residential building at 4 Turnpike 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 D) and Demolition Plan (drawing 8782-BA-XX-0-DR-A-(04)010).

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, tree protection measures, 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 also shown on the Post Demolition Plan (drawing 8782-BA-XX-00-DR-A-(04)012). The building would be demolished down to slab with no disturbance to the ground. The three trees on the Site are proposed to be retained and the Site will be secured by a 1.8m high weld mesh fence.

The proposed start date for the asbestos removal is 11th March 2024 with the main demolition of the building proposed to begin on 6th May 2024. All demolition and restoration works are proposed to be completed by 31st May 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 – Wednesday 21st February 2024. 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.

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.

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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



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