MANCHESTER CITY COUNCIL

Planning
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PO Box 532 Town Hall
Manchester M60 2LA

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

4 Turnpike Walk

Address Line 1

Beswick

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M11 3TH

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

Easting (x)

386952

Northing (y)

398048

Description

Applicant Details

Name/Company

Title

First name

Surname

c/o Agent

Company Name

One Manchester

Address

Address line 1

-

Address line 2

-

Address line 3

-

Town/City

-

County

-

Country

-

Postcode

-

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Lydia

Surname

Connell

Company Name

Stantec

Address

Address line 1

61 Oxford Street

Address line 2

-

Address line 3

-

Town/City

Manchester

County

Country

United Kingdom

Postcode

M1 6EQ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Proposed Demolition Works

Please describe the building(s) to be demolished

The building to be demolished comprises the residential building at 4 Turnpike Walk. Please see Site and Surroundings sections of the cover letter submitted with this application for a detailed description.

Please state the reasons why demolition needs to take place

The demolition of the building needs to take place to facilitate the redevelopment of the plot as part of the regeneration of the Grey Mare Lane Estate.

Please describe the proposed method of demolition

The methodology and management of the proposed demolition works is explained in supporting '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 the building and the methods for the loading of waste and scrap materials.

How and where would spoil/rubble be disposed of?

Waste will be separated and dropped directly into skips and sent directly to a registered waste facility. Please see 'The Process Manual for the Demolition of Dwellings' document prepared by Perses Limited submitted with this application for further details.

Please provide details of the proposed restoration of the site

The building will be demolished down to the slab with the lawn and existing hard standing retained. Each plot would be secured by a 1.8m high weld mesh fence.

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

06/05/2024

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

31/05/2024

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

- [x] Yes
- [ ] No

Is redevelopment or rebuilding proposed at a later date?

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] No

Site Visit

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

- [x] Yes
- [ ] No

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

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

Lydia Connell

Date

21/02/2024