

**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

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

A

Surname

Omole

Company Name

Francoms Global Ltd

Address

Address line 1

17 Christchurch Rd

Address line 2

Address line 3

Town/City

Sale

County

Country

Postcode

M33 5JF

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

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

Hough Hall, Hough Hall Road, Moston, Manchester. M40 9NJ

Please state the reasons why demolition needs to take place

Partial dismantling is required to stabilise the building structure to make it safe and capable of repair and partial restoration.

Please describe the proposed method of demolition

Stabilisation Tasks and sequence Urgent Works

1. Secure Site, check existing scaffold (blue) and reinstate hoarding. Consider scaffold alarm and CCTV.
2. Demarcate and fence areas of knotweed. These areas are not to be disturbed.
3. Environmental clean of site, sort and remove asbestos and noxious materials in accordance with agreed method statement.
4. Clean up site, remove vegetation and create areas for sorting of reclaimed materials and recording of structural elements. Note: trees and scrub near to building should be cut off at base, do not pull roots which may affect the stability of the building.
5. Prop the south gable (purple). Note: the gable is unstable, bulging outwards with a horizontal displacement crack at ground floor window head level. A safe method of working and banksman are required.

The following works should not be carried out without Listed Building Consent being obtained.

6. Carefully clear area to north of house and dismantle western section (green), working in accordance with agreed method statement.
7. Pause for inspection by Local Planning Authority and consent to proceed to next stage.
8. Carefully dismantle centre section of house (yellow), working in accordance with agreed method statement.
9. Pause for inspection by Local Planning Authority and consent to proceed to next stage. Details for stabilisation works to be prepared and agreed in conjunction with architect and structural engineer.
10. Carefully prop, stabilise and if required partially dismantle eastern section of house (orange), working in accordance with agreed method statement.

How and where would spoil/rubble be disposed of?

Contaminated spoil and ACM's will be disposed of to licenced tip.

Historically significant timbers and building elements will be retained on site for assessment and possible reuse.

Bricks will be reclaimed where practicable for reuse.

Rubble will be crushed for site consolidation.

Remaining materials will be carted away.

Please provide details of the proposed restoration of the site

Restoration of the site to be subject to assessment during dismantling and future listed building consent and planning applications.

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

20/05/2024

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

30/06/2024

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

email: 3.59

Date (must be pre-application submission)

30/04/2024

Details of the pre-application advice received

Works should be limited to only those necessary to stabilise and prevent the building from further deterioration, and it was acknowledged that this would involve removal of all loose and collapsed elements and the careful dismantling of elements which could in the short term lead to the further deterioration of the asset. One major hold point will be to discuss the element of the structure in yellow which appears very much attached to the front and it may be more appropriate to leave this in place if it is offering support, is stable in itself and does not need to be dismantled.

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

Richard Storah

Date

15/05/2024