

Our Ref: MA/4740/2024-01-19

19th January 2024

Planning, Growth and Development,
Manchester City Council,
P O Box 532,
Manchester,
M60 2LA

Planning & Design Practice Ltd
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Dear Sir/Madam,

RE: PRIOR APPROVAL OF DEMOLITION AT CRUMPSALL CLINIC, CRESCENT BANK, HUMPHREY STREET, CRUMPSALL, MANCHESTER, M8 9JS.

This cover letter relates to an application for determination as to whether the prior approval of the authority will be required as to the method of demolition of the site at Crumpsall Clinic, Crescent Bank, Humphrey Street, Crumpsall, Manchester, M8 9JS. It details the proposals for the demolition of a collapsing garage out-building and replacing the floor structure with 5 vehicle parking bays.

The site is located to the north of Humphrey Street and the east of Cheetham Hill Road, in the settlement of Crumpsall in North Manchester.

There are no specific policy designations on the site. The site is located within Flood Zone 1. There are no listed buildings on or in the vicinity of the site.

The planning history for the site, as listed on the council's website, is as below:

021526	Development of land for car parking in the short term and extension to the Health Centre in the long term	<i>No objection - 4th July 1984</i>
054755/FO/NORTH1/98	Elevational alterations to front elevation including formation of a disabled access ramp, new entrance and installation of security roller shutters	<i>Approved – 7th August 1998</i>

The proposed demolition consists of the removal of a collapsing garage out-building within the site boundary of Crescent Bank. Works will be a single phased with the requirement to run the following elements concurrently: ACM removals; hoarding; demolition; repairs to retained walls; surfacing and bollards; and fencing and line marking. Rubble will be disposed of in segregated waste skips off site. The anticipated duration is 5 weeks between the 25th February 2024 and 31st March 2024.

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The works will retain any existing internal buttresses which prove to be connected directly to the rear (west) wall. This will allow the floor structure to be replaced with macadam top-surface for vehicle parking. The vehicle parking will consist of 5 parking bays.

Yours sincerely,



Megan Askham BA (Hons) MSc
Planner

For and on behalf of Planning & Design Practice Ltd