

Jennifer Connor
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our Ref: 0221
Your Ref: PP-12251448

Submitted Via Planning Portal Ref: PP-12251448

Date: 27th July 2023

Dear Jennifer,

Application for Prior Approval for the demolition of Former Finglands Bus Depot, 261 Wilmslow Road, Manchester, M14 5LJ

Asteer Planning LLP ("Asteer Planning") has been instructed by Buzzard Holdings ("the Applicant") to submit an application for Prior Approval for the demolition of the Former Finglands Bus Depot, 261 Wilmslow Road, Manchester, M14 5LJ ("the site"). The description of development is as follows:

"Prior Approval for the Demolition of Former Finglands Bus Depot"

This application is accompanied by the following:

- This Covering Letter prepared by Asteer Planning;
- Application Forms prepared by Asteer Planning;
- Correct Application Fee of £96.00 (plus £64.00 service charge) paid via the Planning Portal (Ref: PP-12251448);
- A Demolition Method Statement (Ref: MJF 0044/02) prepared by Abacus;
- Preliminary Roost Assessment and Ecological Walkover prepared by E3P; and,
- Nocturnal Bat Survey Report prepared by E3P.

Site and Surrounding Area

The site comprises a two-storey office building and a redundant warehouse building to the rear.

The site is situated within the administrative boundary of MCC, and is adjacent to the south of Rusholme District Centre. As defined by the Local Development Framework Area Map, the site is within Central Manchester (Policies EC8 and H5), the Inner Areas (Policy SP1), and the Manchester City Boundary. The site is not allocated for a specific use.

Surrounding uses are largely residential in nature with terraced and semi-detached dwellings to the east of the site, and two high-density apartment blocks to the south of the site, comprising a 13-storey building and 9-storey building. More residential and retail uses exist to the north of the

site adjacent to Dickenson Road. The site is bounded to the west by the A6010 Wilmslow Road, beyond which is Platt Fields Park.

The site is located in Flood Zone 1, indicating the lowest level of flood risk.

The site is not within a conservation area and there are no designated heritage assets within the curtilage of the site. The nearest listed buildings comprise the Grade II* listed Platt Hall (circa. 100m to the west) (List UID: 1246947), Grade II listed 4 Moon Grove (circa. 115m to the east) (List UID: 1219999), Grade II listed 6 Moon Grove (circa. 130m to the east) (List UID: 1220030), and Grade II listed 5 and 7 Moon Grove (circa. 150m)(List UID: 1197927) to the east.

Key Considerations

Principle of Demolition

The site has been the subject of extensive fire damage and repeated break-ins and occupation by squatters and, thus, represents a health and safety hazard to the area. Therefore, the principle of the proposed demolition is acceptable.

Impact of Demolition Works

A Demolition Method Statement (Ref: MJF 0044/02) has been prepared by Abacus and has been submitted alongside this Prior Approval application.

The Demolition Method Statement details the arrangements that will be in place with regard to:

1. **Supervision** – Provides details of the key site contact who will be responsible for regularly visiting the site.
2. **Welfare** – Explains the welfare arrangements proposed.
3. **Access** – Sets out the access arrangements for the site and states that access to the site for emergency vehicles will be ensured at all times.
4. **Boundary Treatment** – Explains that an exclusion zone will be formed and that structural demolition will commence under the supervision of banksmen who will be located at the perimeter of the exclusion zone.
5. **Traffic Management** – States that only the appointed contractor's vehicles will park only within the confines of the site and that vehicle movements will be kept to a minimum.
6. **Existing Services** – Details that all statutory bodies have been notified of the proposed demolition works and that the disconnection process has now started for gas, water and electricity.
7. **First Aid** – Explains the arrangements regarding First Aid, with First Aid equipment being made available at the site office and welfare facilities. There will also be a named First Aider on the site.
8. **Personal Protective Equipment** – Explains that adequate stocks of suitable protective clothing and equipment on site will be maintained and all personnel will be provided with the relevant Personal Protective Equipment.
9. **Dust** – States that dust will be monitored visually on the site and an adequate water supply and hoses will be maintained and used as required during demolition.
10. **Noise** – States that noise will be controlled/minimised by ensuring that any equipment used operates within their design noise parameters in accordance with BS5228: Code of Practice Noise Control on Construction and Demolition Sites.
11. **Waste** – Explains that a Site Waste Management Plan will be issued upon completion of the demolition works identifying where all waste and recycled materials have been disposed of inclusive of supporting waste tickets.
12. **Pollution** – States that the contractor's services are controlled by legislation to minimise pollution during demolition. The contractor will endeavour to prevent or minimise any

emissions to the atmosphere, including noise and odours during demolition, waste handling/recycling and waste removal.

13. **Preparation** – Explains how the site will be prepared.
14. **Asbestos** – States that a demolition asbestos survey will be commissioned prior to demolition.
15. **Soft strip** – Details the soft strip that will be undertaken.
16. **Main demolition** – Describes what the demolition works will comprise.

With the site fully secured, and all preparatory measures and safety precautions undertaken, the site supervisor will instruct the operatives to proceed with the demolition. The main structural demolition will be carried out mechanically using an hydraulic tracked excavator fitted with a combination of grapple, concrete munchers, shears and buckets under the supervision of a banksman. An exclusion zone will be formed around the individual demolition zones and structural demolition will commence under the supervision of banksmen who will be located at the perimeter of the demolition zone.

Overall, the impact of the proposed demolition will be temporary, of a localised nature and will not give rise to any unacceptable effects on the environment. All of the potential impacts have been considered within the Demolition Method Statement, which will be followed by all operatives on the site during the demolition works.

Ecological Impact

A Preliminary Roost Assessment and Ecological Walkover, and a Nocturnal Bat Survey Report, have been prepared by E3P and are submitted alongside this application. The site identifies the commercial building as 'building B1' and the outhouse as 'building B2'.

B1 was assessed as having Low bat roosting potential. As such, one Nocturnal Bat Survey was required on the building between May and August (inclusive). A Nocturnal Bat Survey was undertaken in July 2023, which concluded that no bats were observed emerging from the buildings and no bats were observed within proximity to any potential roost features. Therefore, no further surveys, or a Natural England Bat Licence, are required for the renovation works to proceed. Consequently, the proposed development will not have any detrimental impact on ecology.

Pedestrian and Highway Safety

The site is set-back from Wilmslow Road and is secured by fencing. No public rights of way cross the site.

The Demolition Method Statement identifies that a demolition site boundary will be suitably fenced and signed to warn pedestrians of the dangers within the site, and that each day the site supervisor will inspect the boundary for any breaches.

Therefore, the proposed demolition works would not have any detrimental impact on pedestrian and highway safety.

Residential Amenity

The Demolition Method Statement details the mitigation measures that will be followed, specifically with regard to dust and noise.

Dust will be monitored visually on site and the site supervisor will ensure that an adequate water supply and hoses are maintained and used as required during demolition. Dust will be controlled

using a jet wash fine mist water spray DUST BOSS, which will be operated during the structural demolition and breaking out of slab as required.

Noise will be controlled / minimised as follows:

- By ensuring that the equipment and plant is well maintained and operating within their design noise parameters, in accordance with Manufacturer's instructions. We shall also follow BS5228 – Code of Practice Noise Control on Construction and Demolition Sites.
- The site supervisor will ensure that supplies of ear defenders or other hearing protection is made available where it is not possible to reduce the noise level to a safe limit.
- The site supervisor will ensure that all noise control items fitted to plant and equipment are kept in good order and that any defects noted are reported to the Plant Manager or Hire Company immediately.

Therefore, the mitigation measures proposed during the demolition works will ensure that there is no detrimental impact on residential amenity.

Conclusion

The site has been the subject of extensive fire damage and unlawful occupation and, thus, represents a health and safety hazard to the area. Therefore, the principle of the proposed demolition is acceptable. Furthermore, as detailed above, the impact of the demolition works and any potential environmental impacts, have been considered fully and a Demolition Method Statement has been submitted alongside this Prior Approval application. Overall, the proposed demolition would not give rise to any unacceptable impacts with regard to ecology, pedestrian and highway safety, and residential amenity.

The planning application fee of £160.00 (£96.00 plus £64.00 service charge) has been paid via the Planning Portal (Ref: PP-12251448)

I trust that the information submitted is sufficient for the Council to validate this Prior Approval application. Should you require any further information, or wish to discuss this proposal further, then please do not hesitate to contact me.

Yours Sincerely,



Georgina Blackburn

Senior Planner

07305 393 759

georgina.blackburn@asteerplanning.com

For and on behalf of Asteer Planning LLP