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Our ref: 2023-11-09 LPA
Date: 09 November 2023

SUBMITTED VIA PLANNING PORTAL

Dear Madam

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015

APPLICATION FOR PRIOR NOTIFICATION: DEMOLITION

FORMER WALKERS PRINTING SITE, 73 CRABTREE LANE, CLAYTON, MANCHESTER, M11 4GU

PLANNING PORTAL REFERENCE: PP- 12578447

We have been instructed by Chancerygate Manchester Ltd to submit a Prior Notification application for the demolition of all buildings at the above-mentioned site.

All supporting documents required to validate the application have been uploaded via the Planning Portal and comprise the following:

1. Application forms.
2. Covering Letter (this document).
3. Site location plan – drawing reference 23168-UMC-XXXX-SI-DR-0502-Rev P01.
4. Topographical Survey - drawing reference 47333_T.
5. Demolition Method Statement which includes:
    - Photographs of existing buildings.
    - Asbestos Survey.
    - Services Disconnection Drawing.
    - Demolition Specification issued to contractors for tendering process.
    - Building Control Section 81 Notice & Conditions.
6. Preliminary Ecological Appraisal (PEA).
7. Preliminary Roost Assessment (Bats).
8. A copy of the Site Notice.

Please note that the application does not require a tree survey as the demolition operations will not result in any trees being removed.

The statutory application fee is £96 plus a £64 administration fee payable to the Planning Portal. Our client has been nominated to pay these monies.

Background Information

The applicant intends to demolish the existing buildings on the site in preparation for a potential future employment redevelopment scheme. A Pre-application Enquiry for the redevelopment proposals was submitted to Manchester City Council earlier this year and a pre-application discussion was held between Beverley Moss of Hourigan Planning and your Senior Officer Sue Wills in July 2023. Since those discussions, a further telephone conversation has taken place regarding my client's intention to demolish the buildings and Sue Wills provided further guidance on the level of detail the Council would expect to be submitted with the application for prior notification to demolish.

My client is in the process of preparing the redevelopment proposals and has engaged a number of consultants to address the technical work. We anticipate being in a position to submit the full planning application for redevelopment in the new year, but in the meantime, my client is keen to clear the site of the redundant buildings. Approval of this Prior Notification for Demolition application will therefore assist the applicant greatly in the timely delivery of the employment redevelopment scheme by allowing for the substantial demolition works to take place in the short term, and the redevelopment works to commence thereafter (subject to planning).

Demolition - Permitted Development

This application is submitted under the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2 Part 11 Class B which confirms that:

> ***PART 11***
> ***Heritage and demolition***
>
> ***Class B - demolition of buildings***
>
> ***Permitted development***
>
> ***B. Any building operation consisting of the demolition of a building.***
>
> ***B.1 Development not permitted***
>
> *Development is not permitted by Class B if—*
>
> *a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works affording temporary support;*
>
> *b) the demolition is "relevant demolition" for the purpose of Section 196D of the Act (demolition of an unlisted building in a Conservation Area); or*

c) *the building is used, or was last used, for a purpose falling within— (i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or (ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order;*

d) *the building is used, or was last used, for the purpose of— (i) a concert hall; (ii) a venue for live music performance; or (iii) a theatre; or*

e) *the demolition relates to a statue, memorial or monument ("a commemorative structure") in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure— (i) that is a listed building; (ii) that is a scheduled monument; (iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship; (iv) within the grounds of a museum or art gallery; or (v) within the curtilage of a dwellinghouse.*

In relation to the above tests, none are relevant to the building at the site.

Demolition can be considered permitted development provided that it complies with the conditions set out at B.2. of Part 11 Class B. It is considered that this application complies with the conditions for the following reasons:

a) Demolition is not urgently necessary in the interests of safety or health.

b) Demolition does not fall within paragraph (a) and is not excluded demolition therefore the following conditions apply and we have responded in **bold** in relation to the proposals:

i. *the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site;*

This application comprises an application for a determination as to whether the prior approval of the Council will be required for the method of demolition and any proposed restoration of the site.

ii. *an application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;*

The Demolition Method Statement describes the proposed development. Two site notices have been displayed, one being attached to a telegraph pole next to the site, and the other being affixed to one of the entrance gates to the site. The site notices were dated and displayed today (09 November 2023) and will be displayed for no less than 21 days from this date. As noted above the requisite fee has been paid via the Planning Portal.

iv. *subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;*

See above answer to (ii).

v. *where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has elapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;*

The site notices will be monitored to ensure their display for not less than 21 days.

Other Supporting Documents

This application is accompanied by a Demolition Method Statement which details the method by which the demolition would be carried out in accordance with health and safety standards and best practice. The Demolition Method Statement makes it clear that the Applicant is in the process of instructing an appropriate demolition contractor, and upon their instruction the successful contractor will provide further specifications on the proposed methods of demolition over and above the information contained in the submission documents (if deemed necessary), and that would include any further details in relation to the Dust Management Plan.

The Demolition Method Statement sets out a Framework Programme of Works (Section 7), but this would be firmed up once the successful contractor has been appointed. As noted in the application forms, the intention is to commence the utility disconnection works in February 2023 and the physical demolition works are anticipated to commence in March 2023 and last a period of 12 weeks, completing in June 2023. Tree removal will need to take place to facilitate the demolition works, but this will be completed outside of the bird nesting season.

A Preliminary Ecological Assessment (PEA) & Bat Roost Assessment have been undertaken to provide an overview of the habitats present within the site and to assess any potential protected species issues on site. The Bat Roost Assessment confirms that none of the buildings on site were found to provide bat roosting potential, with no evidence of use identified and no suitable roosting features.

Conclusions: Demolition - Permitted Development

It is considered that there are no health and safety or material planning considerations as to why the subject building should not be demolished in the method described in the accompanying documents. In this regard, development shall not be begun before one of the following occurs:

c) The Local Planning Authority provide written Notice that prior approval is not required;

d) The Local Planning Authority provide notice within 28 days of receipt of this application that prior approval is required; or

e) The expiry of 28 days of receipt of this application and the Local Planning Authority do not provide any determination as to whether prior approval is required by notifying the applicant of its determination.

We look forward to hearing from the Council in due course.

Yours faithfully



NICK BROOKMAN BSc (Hons) MSc MRTPI
Planner

cc: Applicant Chancerygate Manchester Ltd
Marc Hourigan Hourigan Planning
Beverley Moss Hourigan Planning

Encl.