



**Stantec UK Limited**  
Tower 12, 18/22 Bridge Street  
Spinningfields  
Manchester  
M3 3BZ  
UNITED KINGDOM

28<sup>th</sup> September 2023

Project/File: 35664/A3/LC/HW

Development Management  
Planning, Licensing and Building Control  
Growth and Development Directorate  
Manchester City Council  
PO Box 532  
Manchester  
M60 2LA

Dear Sir/Madam,

**RE: NOTIFICATION OF PRIOR APPROVAL: DEMOLITION OF FORMER RESIDENTIAL BUILDINGS  
AT 2 BANNER WALK, 62-74 & 162-174 GREY MARE LANE AND 2 TURNPIKE WALK, BESWICK,  
MANCHESTER**

On behalf of our Client, One Manchester ('the Applicant'), we apply to Manchester City Council, as the local planning authority, to determine whether prior approval will be required for the method of demolition and any proposed restoration works at 2 Banner Walk, 62-74 & 162-174 Grey Mare Lane and 2 Turnpike Walk, Beswick, Manchester ('the Site').

This application is submitted pursuant to the requirements of Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the Regulations'). In accordance with the Regulations, this cover letter provides a written description of the proposed development and a statement, a site notice has been posted and required fee has been paid.

To assist the local planning authority in determining whether prior approval is required this application is accompanied by the following documents and plans:

- Planning Application and Ownership Forms.
- EIA Screening Opinion Request prepared by Stantec.
- Location Plan (8782-BA-XX-00-DR-A-(01)002 Rev B).
- Demolition Plan 1 of 3 – 2 Banner Walk (8782-BA-XX-0-DR-A-(04)003 Rev C).
- Demolition Plan 2 of 3 – 62-74 & 162-174 Grey Mare Lane (8782-BA-XX-00-DR-A-(04)004 Rev C).
- Demolition Plan 3 of 3 – 2 Turnpike Walk (8782-BA-XX-00-DR-A-(04)005 Rev C).
- Post Demolition Plan 1 of 3 – 2 Banner Walk (8782-BA-XX-00-DR-A-(04)006 Rev E).
- Post Demolition Plan 2 of 3 – 62-74 & 162-174 Grey Mare Lane (8782-BA-XX-00-DR-A-(04)007 Rev E).
- Post Demolition Plan 3 of 3 – 2 Turnpike Walk (8782-BA-XX-00-DR-A-(04)008 Rev E).
- Bat Scoping Survey – 2 Banner Walk prepared by UES.
- Bat Scoping Survey – 2 Turnpike Walk prepared by UES.
- Bat Scoping Survey - 62-74 & 162-174 Grey Mare Lane prepared by UES.
- Bat Presence/Absence Survey – 2 Banner Walk prepared by UES.
- Bat Presence/Absence Survey – 2 Turnpike Walk prepared by UES.
- Bat Presence/Absence Survey - 62-74 & 162-174 Grey Mare Lane prepared by UES.
- Process Manual for the Demolition of Dwellings prepared by Perses.

Reference: 35664/A3/LC/HW

- Site Notice.

## Site and Surroundings

The Site comprises three residential plots on the Grey Mare Lane Estate in Beswick, Manchester. A description of each plot is set out below.

### 2 Banner Walk

2 Banner Walk is located in the south west corner of the Grey Mare Lane Estate. The plot is 0.07 hectares (ha) in size and is bound by Banner Walk to the north and east, Albert Street to the south and Pilgrim Drive to the west.

The plot is occupied by a 'H' shaped two storey block of flats connected by a central corridor and staircase. There are four flats at ground floor level and four flats at first floor level. All the flats are vacant.

The building has a pitched roof and is constructed from a pale red brick at ground floor level with pebble dash on the upper level. A lawn surrounds its perimeter, and the boundary is defined by black hooped railings. Access is via a paved walkway from Albert Street. There is also a tree in the north east corner of the plot.

The area surrounding this plot is residential in character to the north with residential development and The East Manchester Academy to the south and east and The Grange Community Centre and Bradford Park to the west.

### 2 Turnpike Walk

2 Turnpike Walk is located to the south of the Grey Mare Lane Estate. The plot is 0.06ha in size and is bound by public footpaths to the north and west, Rouse Close to the east and Albert Street to the south.

Like 2 Banner Walk, the plot is occupied by a 'H' shaped two storey block of flats connected by a central corridor and staircase. There are four flats at ground floor level and four flats at first floor level. All the flats are vacant.

The building has a pitched roof and is constructed from a pale red brick at ground floor level with pebble dash on the upper level. A lawn surrounds its perimeter, and the boundary is defined by black hooped railings. Access is via a paved walkway from Albert Street. There are also two trees in the south west corner of the plot.

The area surrounding this plot is residential in character to the north and west, with the Church of Resurrection & St Barnabas and a convenience store to the east and The East Manchester Academy to the south.

### 62-74 Grey Mare Lane and 162-174 Grey Mare Lane

62-74 Grey Mare Lane and 162-174 Grey Mare Lane are contained within a single residential building located centrally in the Grey Mare Lane Estate. The plot is 0.12ha in size and is bound by Hopedale Close to the north, Grey Mare Lane to the east, Raglan Close to the south and Cairn Walk to the west.

**Reference:** 35664/A3/LC/HW

The building is three storeys in height and comprises seven flats at ground floor level (no. 62-74) and seven maisonettes at first and second floor level (no. 162-174). All the residential units are vacant. The first-floor maisonettes are accessed via an external walkway either from a stairwell at the northern end of the building or a ramp at the southern end of the building.

The building has a pitched roof and is constructed from pale brick at ground floor level with pebble dash on the upper floors. The cores at each end of the building are constructed from brown brick. Each of the ground floor flats has a private front and back gardens bound by railings with shrubs and hedges to the rear. There is a tree at the southern end of the plot.

The area surrounding this plot is residential in character to the east and west, with a convenience store to the south and vacant land to the north.

### **Planning History**

A review of the Council's online planning search tool has been undertaken. This review confirms that there have been no planning applications submitted in relation to the Site over the last 30 years.

### **Proposed Development**

The proposed development includes the demolition of the former residential buildings at 2 Turnpike Walk, 2 Banner Walk and 62-74 and 162-174 Grey Mare Lane. The demolition of the buildings needs to take place to facilitate the redevelopment of each plot as part of the regeneration plans for the Grey Mare Lane Estate.

The location of the buildings to be demolished are edged in red on the Site Location Plan (drawing 8782-BA-XX-00-DR-A-(01)002 Rev B) and Proposed Demolition Plans (drawing's 8782-BA-XX-0-DR-A-(04)003 Rev C, 8782-BA-XX-00-DR-A-(04)004 Rev C and 8782-BA-XX-00-DR-A-(04)005 Rev C).

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 each building and the methods for the loading of waste and scrap materials.

The restoration works proposed post-demolition are shown on the Post Demolition Plans (drawing's 8782-BA-XX-00-DR-A-(04)006 Rev E, 8782-BA-XX-00-DR-A-(04)007 Rev E and 8782-BA-XX-00-DR-A-(04)008 Rev E). Each building would be demolished down to slab with the lawn and existing hard standing retained. There will be no disturbance to the ground. The trees at 2 Banner Walk and 2 Turnpike Walk are proposed to be retained. The tree at 162-174 Grey Mare Lane is proposed to be removed. Each plot would be secured by a 1.8m high weld mesh fence.

The demolition process will take place over a five month period. The demolition of the building at 62-74 Grey Mare Lane and 162-174 Grey Mare Lane is proposed to begin on 6<sup>th</sup> November 2023, the demolition of the building at 2 Turnpike Walk on 20<sup>th</sup> November 2023 and the demolition of the building on Banner Walk on 18<sup>th</sup> December 2023. All demolition and restoration works are proposed to be completed by 22<sup>nd</sup> March 2024. It should, however, be noted that these are approximate dates and may be subject to change.

In accordance with the Regulations a site notice will be displayed at each plot on Site for a period of at least 21 days from the date of the submission of the application – Friday 29<sup>th</sup> September 2023. A copy

**Reference:** 35664/A3/LC/HW

of the site notice, which will be displayed from Monday 2<sup>nd</sup> October 2023, is included with this application. The application fee of £96 will be paid upon submission of the application.

### **Conclusions**

This notification of Prior Approval is submitted to the local planning authority in accordance with the Regulations cited above.

In accordance with the relevant Regulations, we expect a response from the Council within 28 days of this Prior Approval application. Should we receive no indication of approval within this period, it will be assumed that prior consent has been granted.

We trust the above information and the enclosed plans are enough for the Local Planning Authority to validate and determine the application. However, should you require anything further, please do not hesitate to get in touch.

Yours faithfully,

**STANTEC UK LIMITED**

**Hannah Walker**

Planning Associate Director

Phone: +44 1618174911

[hannah.walker@stantec.com](mailto:hannah.walker@stantec.com)