

16 June 2023

Manchester City Council
Planning Department
Town Hall
Manchester
M60 2LA

Dear Sir/Madam

PRIOR NOTIFICATION OF DEMOLITION

Simon House, Wavell Road, Wythenshawe, Manchester, M22 5RA

Please find enclosed a Prior Notification Application, submitted under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, relating to the demolition of buildings. This application is submitted via the Planning Portal under reference PP-12013996.

This submission is made on behalf of Teledata UK Ltd and seeks the demolition of the existing two storey vacant commercial building known as Simon House.

A separate application for the redevelopment of the site is being prepared. This has been subject to pre-application discussions with the Council and will be submitted in due course. However, to expedite works on site the applicant is looking to move the demolition stage forward separately.

Statutory Requirements

This application comprises the following documentation, plans and supporting information:

- Application Forms
- Site Layout Plan
- Existing Site Photographs
- This Covering letter (Union4 Planning Ltd)
- Copy of Site Notice
- Demolition Method Statement (Jim Wise Demolition Ltd)
- Risk Assessment (Jim Wise Demolition Ltd)
- Details of Skip movement/numbers (Jim Wise Demolition Ltd)
- Construction Management Plan (RGP)

The site notice will be displayed at the site for a period of no less than 21 days from Monday 19th June. These notices will be erected on the Brownley Road and Wavell Road boundaries of the site to ensure maximum visibility to passing pedestrians and vehicles.

Site and Surrounding Area

The application site is located on the corner of Wavell Road and Brownley Road in Wythenshawe. It consists of a vacant two storey flat roof building surrounded by hard standing. The building has a lawful

Class E Use amounting to approximately 2,478 sqm of commercial floorspace. The last use of the premises was as a job centre.

The building is constructed of concrete facing panels and white uPVC windows and doors and is surrounded by 2.5m high steel palisade fencing. Vehicular access and servicing into the site is at the northwest corner of the site, via Wavell Road. The remainder of the site is hard standing marked out for vehicle parking.

The site lies to the east of the town centre, within a wider industrial/commercial park with the surrounding area being largely commercial in nature, comprising large footprint buildings of simple construction, occupying large sites.

Brownley Road to the east establishes a boundary between this commercial area and residential properties further to the east.

The site is immediately adjacent and to the south of Delta House, an existing data centre operated by the applicant, which takes the form of an 8 storey building designed in a three-pronged star shape, surrounded by hardstanding and parking areas. The 2 sites are currently separated by steel palisade and mesh fencing.

To the northeast, also adjoining the northern boundary of the application site, is a children's nursery fronting onto Brownley Road and rising to 2/3 storeys in height.

The site location is shown at figure 1 below:

Figure 1: Site Location (approximate boundary in red)



Source: Google Maps (2023)

A birds-eye view of the building in the context of its immediate neighbours is shown at figure 2 as follows:

Figure 2: Aerial View of Site



Source: Google Maps (2023)

The land immediately opposite to the south has been cleared ahead of comprehensive redevelopment. The closest residential properties lie to the north of the nursery building and to the west of Brownley Road but are some 50m away at their closest point.

Proposed Development

It is proposed to demolish the building and all structures on site, in accordance with the supporting Demolition Method Statement (including Risk Assessment documents) prepared by Jim Wise Demolition Ltd and submitted as part of this application.

The Method Statement sets out details regarding safety, environmental controls, emergency procedures and other matters. The Risk Assessment confirms that with the identified measures in place, the residual risk of all matters is considered to be low.

It is confirmed that hours of work will be limited to Monday to Friday 8am to 5pm and Saturday 8am to 1pm. Work will not be carried out on Sundays or Bank Holidays. No works or deliveries will be accepted outside of the hours stated above.

It is envisaged that demolition operations will take approximately **13 weeks** to complete, commencing shortly after consent is obtained.

Assessment

The demolition of the main commercial building and all other structures on site will be undertaken with the benefit of permitted development rights as set out under Part 11, Class B of the GPDO.

The building has not been rendered unsafe, is not a specified building and demolition would not be classified as 'relevant demolition', thus its demolition is consented through the above provisions in the 2015 Order.

As required, a site notice has been erected at the site and a copy is included in this submission. This will remain in place for at least 21 days and includes details of the building, applicant, and local authority to whom the application is made.

The demolition will have no environmental impact, with all operations secured by strict environmental controls as detailed in the submitted method statement.

Yours sincerely

A handwritten signature in black ink that reads "Vivienne Goddard". The script is cursive and fluid, with the first letter 'V' being particularly large and stylized.

Vivienne Goddard
Associate

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