MANCHESTER CITY COUNCIL

Planning
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Manchester M60 2LA

Application to determine if prior approval is required for a proposed: Demolition of Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

68-70

Address Line 1

Newton Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M1 1EE

Description of site location must be completed if postcode is not known:

Easting (x)

384730

Northing (y)

398468

Description

Applicant Details

Name/Company

Title

First name

Surname

Henderson

Company Name

Manchester City Council

Address

Address line 1

Level 8

Address line 2

Town Hall Extension

Address line 3

Lloyd Street

Town/City

Manchester

County

Country

Postcode

M60 2LA

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Proposed Demolition Works

Please describe the building(s) to be demolished

1960/70's single storey portal framed with masonry cladding with a corrugated roof. Formally retail units but now vacant and in state state of disrepair

Please state the reasons why demolition needs to take place

The city council via their new delivery vehicle for affordable rent housing (This City) is wanting to demolish the existing building and clear the site in preparation prior to constructing new build apartments.
The Site is bounded by Newton Street to the north-west, Postal Street to the north-east, Faraday Street to the south-west and Dean Street to the south-east. The Site consists of commercial units along Newton Street and a car park along Dean Street. The project scope is to redevelop the site by demolishing the existing units to grade level to enable the design and build of a high-quality sustainable residential development on the Manchester City Council owned Postal Street site. The redevelopment will deliver a mixture of one-, two- and threebedroom accommodation units across 1 apartment block. It also includes ground floor commercial units and public realm space, a private
residents planted outdoor space and there is also potential for the inclusion of photovoltaic panels on the top roof.

Please describe the proposed method of demolition

The demolition is via the employment of a professional contractor who will provide a full demolition method statement as part of the tender process. The demolition will require a fully screened off site using solid 2.4m high hoarding. All waste and materials will be segregated for recycling where applicable. Full dust suppression will be used. It is envisaged there will be a hand soft strip followed by a mechanical demolition using excavators. A full method statement will be provided and approved by the council prior to commencing works.

How and where would spoil/rubble be disposed of?

Spoil, rubble and waste materials will be taken to fully licenced sites and recycled where possible.

Please provide details of the proposed restoration of the site

The site will be left in a level and graded state with full hoarding with graphics applied to the hoarding. The site will then be progressed to a full planning approval to construct a new build apartment building.

When do you expect the works to commence (date must be post application submission)?

30/10/2023

When do you expect the works to be completed (date must be post application submission)?

17/11/2023

Are there any public Rights of Way within the site or immediately adjoining the site?

- [x] Yes
- [ ] No

Is redevelopment or rebuilding proposed at a later date?

- [x] Yes
- [ ] No

Does the proposal involve the felling or pruning of any tree(s)?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [ ] The applicant
- [x] Other person

If Other has been selected, please provide contact details:

Title

First name

***** REDACTED ******

Surname

***** REDACTED ******

Phone Number

***** REDACTED ******

Email

***** REDACTED ******

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

18/01/2023

Details of the pre-application advice received

General advice on completion of relevant forms. Angela Leckie and Dave Roscoe have been fully appraised of the design process throughout 2022.

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Paul Henderson

Date

26/09/2023