

OUR REF: 267/CC

Manchester City Council

Planning Department

PO Box

Via the Planning Portal

28th April 2023

Dear Sir/Madam,

PRIOR APPROVAL DEMOLITION OF BUILDINGS SUBMISSION: FORMER OPENSHAW A.E.U CLUB, LAND OFF CLUB STREET, MANCHESTER M11 1NF

PLANNING PORTAL REFERENCE: PP-12096245

I am formally instructed by KMM Homes to submit a prior approval request to seek the demolition of the buildings on the land of the former Openshaw AEU Club at 14 Club Street, Manchester M11 1NF.

A corresponding planning application seeking outline planning permission for redevelopment to residential is submitted separately and awaiting determination. The site however has been subjected to several fires and the applicant has advised, the fire service have now condemned the buildings and they need to be demolished as soon as possible.

The applicant has paid the planning application fee of £124 directly via the Planning Portal.

The following information is provided in support of the application:

DOCUMENT/PLAN	AUTHOR
Application Form	Bramhall Town Planning
Covering Letter	Bramhall Town Planning
Site Location Plan Ref: BG-EWA-ZZ-ZZ-DR-A-70401 Rev P0	Rachel McDonnell Design Services
Demo Plan Ref: BG-EWA-ZZ-ZZ-DR-A-70403 Rev P0	Rachel McDonnell Design Services
Demolition Method Statement 07.04.22	KMM Civil Engineering Ltd
Demo Site Layout (Overlay of Site Location Plan- Ref: BG-EWA-ZZ-ZZ-DR-A-70401 Rev P0)	KMM Civil Engineering Ltd
Tracking Plan Ref: J32-5863-PS-002	Mode Transport
Risk Assessment 017 Rev.1 – Demolition of AEU Club 17.02.22	KMM Civil Engineering Ltd
Site Notice	KMM Homes
Preliminary Ecological Appraisal and Nocturnal Surveys for Bats April 2023	Ascerta

Should you have any queries whatsoever, please do get in touch with me directly. We look forward to working proactively and positively with officers during the determination of this prior approval request.

Should you require anything further in the interim please do not hesitate to get in touch.

Yours faithfully,



CAROL CLARKE

Planning Director

Cc Mr Murphy (via email)

Mr Jones (via email)

Enc As above