

**Planning**

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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

110

Suffix

Property Name

Address Line 1

Brunswick Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M13 9ST

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

Easting (x)

384957

Northing (y)

396809

Description

Applicant Details

Name/Company

Title

Mr

First name

Tyrone

Surname

Smith

Company Name

Chain Demolition Services Limited

Address

Address line 1

Chain Demolition Services Limited

Address line 2

Blakemere Craft Centre

Address line 3

Chester Road, Sandiway

Town/City

Northwich

County

Cheshire

Country

England

Postcode

CW8 2EB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

110 Brunswick Street is a single-story building roughly the size of a large bungalow which has been standing empty for over a decade. Its accessible from the main road and has its own car park area which is we would fence off using heras fencing and place vehicles, plant and skips upon during proposed demolition works. The building itself is in a severe state of disrepair internally and vulnerable to vandalism and has had issues with this previously.

Please state the reasons why demolition needs to take place

The building has been standing empty and unused for over a decade. The building itself is in a severe state of disrepair internally and vulnerable to vandalism and has had issues with this previously.

Please describe the proposed method of demolition

Operatives to ensure they have all relevant PPE on (HI Viz, Steel Toe Cap Boots, Hard Hat, Gloves, Disposable Overalls over clothing, disposable shoe covers, FFP3 face masks which are suitable for their individual face fit test results when necessary).

Chrysotile Asbestos containing materials are to be removed with caution at all times as per CAR 2012 Regulations and to be double wrapped/bagged in specific bags designated for asbestos and fit for purpose which are to be individually sealed. These are then to be placed directly into an asbestos skip for disposal at a licensed waste disposal yard and a consignment note is to be issued to the client in order to provide evidence of correct disposal.

Site Mobilization and Internal Strip Out

Operatives will erect heras fencing around the perimeter of the site in order to ensure that no unauthorized persons can enter the area of works at any point in time. This will include relevant site signage.

Operatives will commence works by removing the ceilings using hand tools should this be deemed necessary by the site manager. They will access this where required using podium steps or tower scaffolds. Following this operative will remove floor coverings using hand tools by working from the far end of each roof back towards the entrance. All removed debris and materials will be removed from the by hand carrying them out of the front entrance of the building in buckets and rubble sacks to the front carpark to be placed in the skip for removal to a licensed waste transfer station.

All waste materials and debris will be packed into wheelbarrows, buckets and rubble sacks as deemed necessary and removed from the building (using load sharing if deemed necessary and kinetic manual handling techniques) to be placed into skips for disposal at licensed waste transfer station.

Demolition of Main Structure

13t excavator with selector grab, pecker attachment as well as bucket if deemed necessary to be used to disassemble/demolition structure in its entirety to include all super structure as well as floor structure and any concrete slab currently existing beneath the structure. All excavator movements will be done under the guidance of a competent banksman.

The site will be fenced off using heras fencing throughout the duration of works at all times to ensure no unauthorized persons can enter the site. Prior to excavator works all persons on site will be briefed with regards to exclusion zones and these will be enforced by the site supervisor with a zero-tolerance policy for people who encroach inside the exclusion zones which have been set up and briefed.

Final Site Clearance and Demobilization

Excavator to load all remaining materials and debris into skips for disposal at licensed waste transfer station. Excavator to break out any remaining concrete slab found directly beneath the area of the property which has been demolished and to load these materials into skips for disposal.

How and where would spoil/rubble be disposed of?

Loaded in to skips or grab wagons and removed from site for disposal at suitable licensed waste transfer station.

Please provide details of the proposed restoration of the site

The client has stated they will ensure the site is left level with surrounding ground level.

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

08/01/2023

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

15/01/2023

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

- ☐ Yes
☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

Site Visit

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

- ☒ 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
☐ Other person

Pre-application Advice

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

- ☐ Yes
☒ No

Declaration

I / We hereby apply for Prior Approval: Demolition of building as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Tyrone Smith

Date

02/12/2022