

Our Ref: 04C101095
Your Ref: PP-12021841

05 April 2023

Sue Wills
Planning and Building Control
Manchester City Council
Town Hall
Manchester
M60 2LA

Dear Sue,

Submission of prior notification of proposed demolition application at the Former Victoria Park Probation Centre, Laindon Road, Manchester

Avison Young has been instructed by Britannia Victoria Ltd ('the Applicant') to submit a prior approval notification of proposed demolition of the existing buildings at the former Victoria Park Probation Centre, Laindon Road, Manchester, M15 5YJ.

The application and supporting documentation have been submitted via the Planning Portal (Ref: PP-12021841). The full suite of application documentation is enclosed with this letter and includes:

- Application form;
- Site Location Plan;
- Air Quality Assessment;
- Ecological Appraisal/ Bat Survey;
- Asbestos Survey Report and Asbestos Risk Management Report;
- Demolition Management Plan;
- Demolition Method Statement/ Risk Assessment; and,
- Site Notice.

The required application fee of £128.20 (including £32.20 service charge) has been paid directly via the planning portal.

Background

An application (Ref: 135848/FO/2022) for the site has been submitted to Manchester City Council for:

"Erection of a residential development (Use Class C3), comprising 72 units, along with associated hard and soft infrastructure, access and associated works following demolition of existing buildings."

This application was validated on 23rd December 2022 and includes the demolition of the existing building on site to allow for the redevelopment comprising the erection of 72 new dwellings. This application remains undetermined at the time of writing.

There are two vacant, single-storey buildings on site. The buildings on site were previously used as a probation centre. However, the probation centre has now been closed since May 2021 and the site has lain vacant.

Since being vacated, the two existing buildings on site have been subject to squatters, vandalism and extensive fire damage. The current condition of the buildings is illustrated in the images below, which show the state of disrepair the buildings are in, creating an eyesore in the local community.



Figures: Photographs of the existing buildings on site

The Applicant is having to manage the building in its current condition at significant cost. The security and safety of the building is an ongoing concern, and without further action there is a risk the building could become a focus for further anti-social behaviour. Given the timescales involved with the determination of the main application for the redevelopment of the site (Ref: 135848/FO/2022), the applicant seeks prior approval to demolish the current building in the meantime, to make the site safe. Following demolition, the site will be cleared and secured.

Application Supporting Documents

Air Quality Assessment

An Air Quality Assessment has been prepared by BWB in support of the proposals contained within this application. This report includes an assessment of the air quality impacts caused by demolition of the buildings on site, and as such has been submitted in support of the current demolition application.

This assessment establishes the total building volume to be demolished is less than 20,000m³ and the maximum height of the buildings to be demolished is less than 10m above ground level. The

dust emissions magnitude for demolition is therefore defined as 'Small', as taken from the IAQM guidance criteria.

The assessment does nonetheless, identify a risk of dust soiling during demolition. A number of mitigations associated with this have thus been recommended and included in the Demolition Management Plan (discussed further below). The implementation of these mitigations will result in the residual impacts from demolition being considered to be 'not significant'.

Ecological Appraisal/ Bat Survey

A Preliminary Ecological Appraisal and Preliminary Roost Assessment was carried out by ArbTech in support the original application for demolition and redevelopment at the site (Ref: 135848/FO/2022). ArbTech have confirmed the findings of this report remain relevant for the current permitted development application.

This report states that the two buildings on site were found to have negligible value for roosting bats due to a lack of potential bat features. Building 1 looks to be well sealed and in good condition with no obvious suitable roosting features such as damaged or lifted tiles.

Building 2 is extremely dilapidated due to recent fire damage which has allowed high levels of light and weathering including water ingress into the building severely reducing its suitability for bats. In addition Building 2 is completely flat roofed which is generally considered unsuitable for roosting bats.

The report demonstrates that the demolition is not expected to result in any adverse ecological or biodiversity impacts, including there being negligible risk to bats. The report does however, contain precautionary measures for when undertaking work, particularly within the months of March-August. As such, these measures have been included in the Demolition Management Plan (discussed further below).

Asbestos Survey

This application is supported by an Asbestos Survey carried out by Interserve and an Asbestos Risk Management Report carried out by Robert Gittins.

The survey provides a visual inspection and re-evaluation of Asbestos Containing Materials (ACMs), which were previously identified by previous asbestos management surveys and past assessments. Each identified ACM has been inspected for material degradation to include damage, surface treatment and accessibility as well as a confirmation of location, size and overall description.

The asbestos identified is primarily assessed as being within 'Band D' and therefore having a very low risk of hazard to occupants. Materials identified as Band D should be managed on an annual basis. Three materials were identified as Band B or Band C and as such action/ remediation work is advised within 3-6 months.

The Asbestos Risk Management Report provide recommendations for the removal and disposal of potential ACM and these measures have been included in the Demolition Management Plan (discussed further below). The report demonstrates the removal of ACM can be carried out without resulting in health and safety risks.

Demolition Management Plan

A Demolition Management Plan has been prepared by Reddish Demolition along with a Demolition Method Statement/ Risk Assessment in support of this application.

The Method Statement/ Risk Assessment demonstrates that the proposed demolition works of the existing buildings on site can be carried out in a safe manner, with all due consideration having been given to prevent harm arising from the works.

The Demolition Management Plan has been developed and produced in accordance with the requirements of the Construction (Design & Management) Regulations 2015 (CDM 2015). It is the intention of Reddish Demolition Ltd that the project be designed and constructed in such a way that the risks to the Health & Safety of all persons engaged in its construction and maintenance are eliminated or reduced to a level which is acceptable under current Health & Safety legislation.

The Demolition Management Plan gives due consideration to:

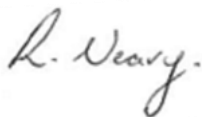
- Management of Work;
- Arrangements for Controlling Significant Site Safety and Occupational Health Risks;
- Environmental Management;
- Site Waste Management; and,
- Health and Safety.

Conclusion

Having regard to the above considerations, we consider the proposed demolition can take place in a successful and controlled manner that will not give rise to adverse impacts. Furthermore, the range of mitigation measures referred to within the Demolition Method Statement will ensure that any impact arising will be effectively mitigated. As such, the local planning authority should be minded to conclude that the development can proceed in accordance with the submitted details.

I trust that this letter and the supporting documents are satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours sincerely,



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For and on behalf of Avison Young (UK) Limited

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