

03 February 2023

FAO Angela Leckie
Planning Department
Manchester City Council
Town Hall
Albert Square
M60 2LA
PO Box 532

Dear Angela

Application for Prior Approval of Proposed Demolition: Tyrone's Yard, Manchester M12 6JL

Please find enclosed an application for Prior Approval of Proposed Demolition submitted by the Mayfield Development Partnership (the "Applicant") under the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 11 (Class B).

This letter and its enclosures seek to notify Manchester City Council of the proposed demolition of Tyrone's Yard building located in the Mayfield Strategic Regeneration Framework Area in advance of comprehensive development coming forward.

It is envisaged that in the future, a construction compound will be brought forward on Site, which was granted planning permission in July 2020 (126672/FO/2020). The description of development is as follows:

"Erection of a temporary construction compound and logistical hub (Sui Generis) to facilitate the construction of Mayfield Phase 1 (124972/FO/2019 and 125248/FO/2019) and neighbouring infrastructure developments for a ten year period, including associated demolition of on-site structures, erection of site cabins, physical landscaping and highway works, and car and cycle parking provision for construction workers."

The compound will be in situ until permanent redevelopment of the Site comes forward in line with the Mayfield Strategic Regeneration Framework. The Site, details of the building to be demolished and other material considerations are set out in the remainder of this letter.

Site Description

The Site to be subject to demolition is located within the Mayfield SRF Area, shown in the enclosed Red Line Boundary Plan (Figure 1) and comprises a building known as Tyrone's Yard.

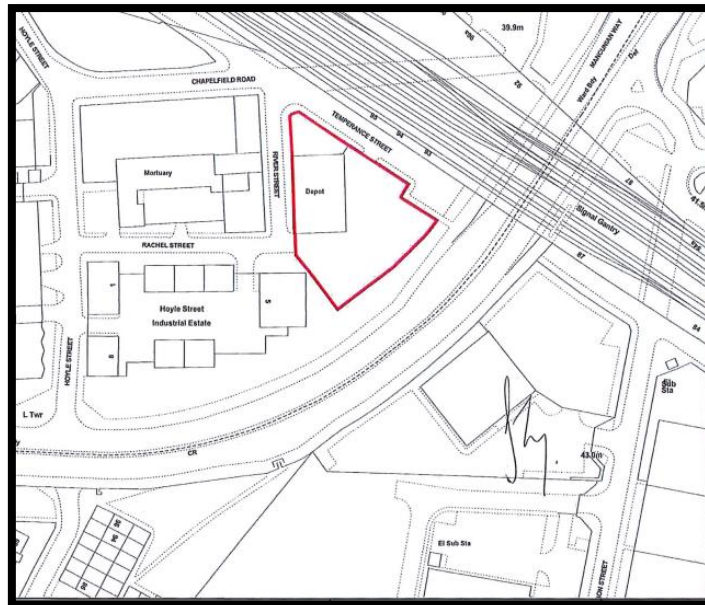


Figure 1: Site Plan with Red Line Boundary



Figure 2: Tyrone's Yard

There are no immediately adjoining designated Heritage Assets, with the nearest assets comprising the Star and Garter Pub (Grade II) and Piccadilly Station (Grade II*) to the north and Tanzaro House (Grade II) to the south in Ardwick.

Those located to the north of the Site and are visually separated by the Mayfield Depot, whilst those to the south are separated by existing vegetation and the Mancunian Way. The Site is not located within a Conservation Area.

The Site is located within Flood Zones 1, and is circa 580m from the nearest Site of Special Scientific Interest (SSSI), comprising the Rochdale Canal. There are no Special Areas of Conservation (SACs). The Site's ecological conditions are set out in full in this letter and supporting documents.

Site Context

The Mayfield SRF area lies to the south of Fairfield Street in Manchester city centre, in close proximity to Piccadilly mainline railway station. The Mayfield area is bounded by Fairfield Street to the north;

Temperance Street to the north-east; the Mancunian Way Ring Road (A635) to the south; and London Road (A6) to the west. The wider SRF regeneration Site extends to approximately 30 acres overall.

Proposed Demolition

Tyrone's Yard is proposed for demolition by this Prior Approval of Demolition Application, which is a former scrap yard and has no benefit in being retained for meanwhile uses. Tyrone's Yard is now vacant and is of poor quality, with asbestos present within the roof. It detracts from the visual amenity of the local area.

Timing and Programme

The demolition described in this application is proposed to take place in February and March 2023, with demolition works to be completed over a 3-week period. This will allow the Site to be cleared and made good in preparation for the future redevelopment of the wider Mayfield SRF area.

Specifically, the demolition works will allow the development of a construction compound granted planning permission in July 2020 (126672/FO/2020) to come forward and to facilitate the construction of Mayfield Phase 1 (124972/FO/2019 and 125248/FO/2019).

This Prior Approval of Demolition Application and subsequent demolition works proposed would help to bring the Site back into use as soon as possible, improve safety, and allow for an improvement of local visual amenity.

Site Specific Considerations

Demolition Method Statement – Tyrone's Yard

A Method Statement has been produced by MJ Finnigan Demolition to accompany this application which sets out measures for the safe demolition and site clearance of Tyrone's Yard. The method is set out as follows:

- Preparation
 - Attending method statement induction and confirmation of understanding by signing induction form
 - Issuing appropriate personal protection equipment
 - Management of plant delivery to minimise traffic on internal roads
- Soft Strip to remove as much of the internal fabric of the building as possible whilst leaving the external envelope untouched
 - Structures will be soft stripped of all its fixtures and fittings by the demolition operatives using traditional methods
 - Skirting boards and door frames are to be removed by operatives using pinch bars and drills

- Obtrusions and nails are to be removed with all resultant materials
- Loose Items are to be removed whole where possible and loaded directly into awaiting skips
- If necessary, items of furniture etc may be reduced in size to enable easier lifting, and removal
- Yard Clearance and Internal Rubbish
 - There is significant amount of rubbish to be removed from both the internal and the external of the building this will be carried out by operatives using bob cat and 360 excavators
 - Initially the areas will be checked visually to identify the various waste streams.
 - Bob cat skid steer will be used to handle the bulk of the waste from the internal and external areas which will be separated into waste streams for removal of site
 - Once the individual waste streams have been identified the different types of waste will be loaded into the appropriate bins for removal off site
 - Once the yard has been cleared and levelled MJF site supervisor will walk the site with Mayfield representative to decide if any additional material required to make safe for car parking.
- The main structural demolition will be carried out mechanically using a 30 tonne demolition specification (safety cab) hydraulic tracked excavator fitted with a combination of mutli purposed demolition attachments and demolition cutting shear. Key activities in sequence are as follows:
 - Make safe through the Removal of COSHH items left behind by tenant
 - Light soft strip
 - Wet drop of the Asbestos Roof
 - Deconstruction of buildings to slab level
 - Removal of materials off site
 - Installation of fencing (to be carried out by third party contractor)

Asbestos

Only low risk small amounts of non-licensed asbestos are located in this area. Operatives will locate and bag up the items, namely AC Cement. Some AIB has been identified in a blue bin on site, which will be collected by a licensed asbestos removal contractor.

All MJ Finnigan Ltd operatives are trained in asbestos awareness. If during the soft strip work suspect material is found operatives will immediately put on a P3 milter mas and act in accordance with the MJF procedures. Namely the area will be cordoned off and instructions sought from the MJF supervisor with a view to additional sampling and following the MJF procedures.

Bats

A bat survey was previously undertaken on site to determine the building has low suitability for roosting bats. An inspection was recently carried out by a qualified ecologist that confirmed no evidence of roosting bats.

However, a toolbox talk for contractors to brief them on the presence of bats and provisions of the mitigation strategy has been undertaken and were notified of the following:

- Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to:
 - Damage or destroy a bat roost
 - Deliberately kill, injure or capture a bat
 - Deliberately or recklessly disturb a bat
- A licensed ecologist will check the building to identify any potential roost features
- Should bats be encountered at any time, works must stop and the licensed ecologist be contacted immediately. Attempts should be made to recover the material covering the bat, if it is safe to do so.
- No attempt should be made by contractors to handle any bats encountered on Site.

Arboriculture

No trees are proposed to be removed as part of the proposed works meaning an arboricultural survey has not been undertaken in this instance. Several poplar trees are located to the south west of the Site, which will not be affected during the works.

Ground Conditions

The generalised scope is to demolish the building structure down to ground level and into the basement, leaving the hardstanding ground floor slab of the basement intact.

Traffic and Transport

The following measures have been set out within the method statement to manage the impact of the proposed demolition on traffic and transport:

- MJ Finnigan vehicles will only park in the confines of our site area;

- No MJ Finnigan vehicles will park on the surrounding roads;
- Vehicle movements to site will be kept to a minimum and will be timed so as to not interfere with busy rush hour periods;
- Vehicles to enter site via site entrances and follow designated routes
- Banksman to be in attendance during deliveries
- Any visitors to be accompanied by MJF Personnel and inducted at site offices
- Pedestrians to stay out of demolition exclusion zones during structural demolition as per MJF

Summary

This Application seeks to notify the Council of demolition works proposed to take place in relation to the demolition of Tyrone's Yard and allow the Local Planning Authority to confirm that Prior Approval is not required.

In addition to this covering letter, the following documents have been submitted by the Planning Portal as part of this application:

- Completed Application Form;
- Site Notices (Section 80) for proposed demolition;
- Red Line Boundary Plan prepared by LCR;
- Demolition Method Statement prepared by MJ Finnigan;
- Toolbox Talk prepared by Rachel Hacking Ecology
- Bat European Protected Species Licence (draft), prepared by Buro Happold.

In addition to the documents submitted as listed above a fee of £96 has been issued to the Council by BACS, quote Planning Portal Reference PP-11904247, to provide payment for the Application.

A Section 80 Site Notice is enclosed, and this has been displayed on Site to notify neighbours and members of the public of the intended works.

In light of the information summarised above and enclosed with the Application, we would be grateful for confirmation from Manchester City Council that Prior Approval for the proposed demolition of the vacant buildings is granted.

Please contact Michael Percival (0161 455 6672; mipercival@deloitte.co.uk) at the earliest opportunity should you have any queries or require any further information.

Yours sincerely

Deloitte LLP