

**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

17

Suffix

Property Name

Address Line 1

Eastford Square

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M40 7QT

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

Easting (x)

385099

Northing (y)

399720

Description

The proposed scheme is for the demolition and site treatment of 17- 47 Eastford Square which is located off Rochdale Road in Collyhurst, North Manchester. The demolition includes the row of 8no. shops and maisonette apartments above.

## Applicant Details

### Name/Company

Title

Mr

First name

James

Surname

Kay

Company Name

Manchester City Council

### Address

Address line 1

Level 8, Town Hall Extension

Address line 2

St Peter's Square

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M2 5HD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Agent Details

Name/Company

Title

Mr

First name

James

Surname

Kay

Company Name

Manchester City Council

Address

Address line 1

Level 8, Town Hall Extension

Address line 2

St. Peter's Square

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M2 5HD

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Proposed Demolition Works

Please describe the building(s) to be demolished

The building that is to be demolished is a row of 8 no. shops and maisonette apartments above. The building dates from the 1960's / 1970's, and is a three storey building with additional basements accessed from the rear of the property. The building is a concrete frame construction, with blockwork / brickwork walls, and a tiled pitched roof. The internal fabric throughout the building comprises a combination of concrete blockwork / brickwork, proprietary partition/glazing and timber stud partition construction and metal frame / mineral fibre board suspended ceilings.

Please state the reasons why demolition needs to take place

The building has largely been vacant for a number of years, with the last remaining shop recently acquired by Manchester City Council following Compulsory Purchase. All of the maisonette flats and shop units are now vacant / derelict and there have been ongoing issues with antisocial behaviour and unauthorised access to the building. Several police callouts and incidents have been logged, with regular complaints from local residents.

The site is identified in the Northern Gateway Strategic Regeneration Frameworks as the location for significant new residential development of a medium/high rise nature. There are currently no detailed proposals for the future development, but short term demolition is required to eliminate the ongoing anti-social behavior issues. In the interim the site will be levelled and top-soiled / seeded with grass.

Please describe the proposed method of demolition

A temporary site hoarding will be erected to enclose the demolition site which will be 2.4m high, constructed with hoarding panels manufactured from galvanised steel framework and sheets.

Prior to the demolition, the existing asbestos within the building will be safely removed by an appropriately qualified and competent Licensed Asbestos Removal contractor. The contractor will then undertake a soft strip of the building.

The demolition will be carried out by a 22t excavator, fitted with cab guard, using demolition attachments. The building will be demolished sequentially, starting at one end of the building and from the top down to ensure uncontrolled collapse is avoided. This will allow safe working methods and continuity of works throughout the project. The existing basement foundation slab and below ground basement retaining wall along the West Elevation is to remain in place in order to minimise ground disturbance in close proximity to the metrolink tunnel. Holes will be formed in the foundations and basement retaining walls to enable any ground water that enters the basement areas to drain away, once they have been backfilled with demolition debris.

Any external paving or tarmac disturbed by the works will be restored to it's pre-commencement condition.

How and where would spoil/rubble be disposed of?

The demolition contractor will supply a mobile crusher on site which will allow the demolition waste generated on site to be crushed to an appropriate grade so that it can be used to backfill and level the site. If there is any excess waste that can not be reused, then this shall be removed from site and either recycled, or disposed of in the correct manner with copies of all waste transfer notes.

Please provide details of the proposed restoration of the site

Please refer to drawing no. 'MCC-ZZ-GF-DR-B-002 - Existing and Proposed Site Layout Plan - REV B'.

Upon completion of the demolition, the site is to be backfilled and graded to match the levels of the adjacent areas. The area will then be top-soiled and seeded with grass to match the previously demolished buildings in this area. A gabion basket retaining wall will be built between the existing brick walls along Sand Street, and the existing mesh fencing will be positioned on top. A new knee rail timber fence will be installed around the remaining boundaries of the site.

As part of the proposed works, the existing footpath and steps to the North elevation will also be repaired and refurbished.

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

27/03/2022

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

21/05/2023

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

**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

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Date (must be pre-application submission)

15/11/2022

Details of the pre-application advice received

General discussion regarding the proposed demolition and required submission documents.

## 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

James Kay

Date

17/01/2023

