

27 February 2026
L260227 - SAV Cover Letter (Prior Approval)



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SUBMITTED VIA PLANNING PORTAL REF: PP-14737662

Dear Robert,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) & THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)
APPLICATION FOR 'PRIOR APPROVAL' FOR DEMOLITION OF EXISTING BUILDINGS
CONCORD HOUSE, CONCORD BUSINESS PARK, WYTHENSHAW, M22 0EY
KARLIN VMH LTD C/O GLOBAL MUTUAL**

We write on behalf of our client, Karlin VMH Limited c/o Global Mutual, to apply for 'prior approval' in relation to the proposed demolitions of the existing buildings at Concord House, Concord Business Park, Wythenshawe.

In accordance with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the application documents include:

- This cover letter;
- The completed application forms and certificates;
- Demolition Management Health, Safety & Environment Plan, prepared by Metro Deconstruction Services Ltd;
- Dwg Ref: 21701 THPL XX XX DR A (PL)1100 - Site Location Plan;
- Dwg Ref: 21701 THPL XX XX DR A (PL)1108 - Demolition Plan;
- Site Notice.

As the application has been submitted electronically via the Planning Portal, payment for the requisite application fee (£325) has also been made online.

The Application Site

The application Site comprises Concord House (the 'Site'), a large, late-1990s brick-built office building within Concord Business Park. The building measures approximately 11,557 sq m (GIA) and has been occupied historically by Virgin Media, who have now vacated the Site.

Concord House is a large floorplate office building, surrounded by areas of car parking and significant areas of landscaping. Vehicular access to the Site is made from Threapwood Road via Shadowmoss Road, whilst pedestrian access can be made by the same route or directly from Simonsway.

The Site is not located within a Conservation Area, nor are there any statutorily or locally listed buildings either on-site or in the local area. The Site is in Flood Zone 1 and is at low risk of flooding, and there are no TPOs in place.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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A full planning application for the *'Erection of two-storey warehouse units (Use Classes B2/B8/E(g)(iii)), with ancillary offices and trade counters, together with associated landscaping, car parking and access works following demolition of the existing buildings'*, was submitted in December 2025 and is currently under consideration by the Council (App Ref: 144802/FO/2025).

This Prior Approval application sits alongside the wider redevelopment proposals and is simply intended to allow the demolition works to be scheduled and delivered efficiently.

Proposed Method of Demolition

The buildings at the Site are proposed to be demolished in accordance with Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. A Demolition Method Statement has been prepared by Metro Deconstruction Services Ltd and is included with this submission.

The works comprise the complete pre-demolition strip out of existing buildings together with the mechanical demolition of these buildings, removal of existing slabs and foundations across the site and crushing on site to stockpile for use in construction works.

The method employs traditional mechanical demolition, undertaken section-by-section within controlled exclusion zones using industry-standard safety and environmental practices. Following demolition, the site will be left clean, level and secure, ready for the next phase of redevelopment.

Displayed Site Notice Statement

Please accept this letter as confirmation that the requisite Site Notice will be displayed at the Site from 27th February 2026. It will be readily visible and legible by members of the public on or near the land on which the building to be demolished is sited. A copy of the Site Notice is submitted as part of this application.

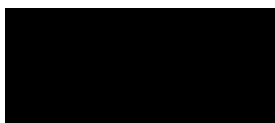
Summary and Conclusion

The application is submitted as a 28 day prior notification of the demolition of the premises. Whilst the Authority has 28 days to respond to the proposal to demolish, it would assist greatly if an earlier determination could be made in order to allow demolition to take place at the earliest opportunity.

The demolition process is considered to be standard, and will be controlled through the appropriate Building Control process. As a result there are not considered to be any special circumstances, which would require conditions to be imposed on the demolition through the planning process.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Monika Somogyi or Brad Wiseman at these offices.

Yours faithfully,

A solid black rectangular box used to redact the signature of the representative.

Savills (UK) Limited
Planning