

Planning and Development
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
M60 2LA

Our Ref: EKPS/251004/EP

Submitted via the
Planning Portal

27 March 2026

Dear Sir or Madam,

Former Buzz Bingo, Kirkmanshulme Lane, Manchester M18 7BA: Application for Prior Notification of Proposed Demolition

On behalf of our client, Kellen Homes ('the Applicant'), please find enclosed an application for prior notification in relation to the proposed demolition of the existing building and associated structures located at the former Buzz Bingo site, Hyde Road, Belle Vue, Manchester.

The application seeks a determination as to whether the prior approval of the Local Planning Authority will be required as to the method of demolition and any proposed restoration of the site.

Supporting Plans and Documents

In addition to this covering letter, the application is supported by the following plans and documents:

- Application Forms and fee¹;
- Site Location Plan;
- Existing Site Plan;
- Proposed Demolition Plan;
- Demolition Method Statement;
- Asbestos Demolition Survey; and
- Ecological Impact Assessment;
- EIA Screening Report.

In accordance with the requirements of the Town and Country Planning (General Permitted Development) England Order 2015 (as amended) – Schedule 2, Part 11, Class B, a site notice is being placed on or near to the

¹ The required fee of £120 (+ £64 service charge) has been paid via the Planning Portal

site and will be left in place for not less than 21 days in the period of 28 days beginning with today's date (the date on which the application is being submitted to the Local Planning Authority).

Background and Proposals

The Site is 1.5 hectares (3.75 acres) in size and is located within the administrative boundary of Manchester City Council ("MCC"). It is bounded by Hyde Road and Kirkmanshulme Lane. The Coop Academy Belle Vue forms the western boundary of the site. The Site is within the ownership of Kellen Homes Limited.

The Site is currently occupied by the former Buzz Bingo building, which is now vacant, along with associated smaller structures e.g. smoking shelter. It is understood that Buzz Bingo closed in March 2023.

Kellen Homes is currently assessing potential redevelopment options for the site. In the meantime, it wishes to demolish the existing building and associated structures on the site, which is considered necessary from a health and safety perspective and to minimise the risk of any anti-social behaviour from occurring following them all being vacated.

Subject to a planning application for the comprehensive redevelopment of the Site coming forward in due course. It is anticipated that the land will remain vacant for approximately 6 months following demolition of the properties. The demolition works are expected to take around 6 weeks to complete.

Supporting Documentation***Environmental Impact Assessment ("EIA") Screening Request***

A formal request for an Environmental Impact Assessment ("EIA") Screening Request for the proposal demolition works is submitted alongside the application.

Asbestos Removal

An Asbestos Survey Report prepared by Urban Regen Asbestos Solutions is submitted as part of the application. This outlines that Asbestos Containing Materials ("ACM") will be identified and removed in accordance with the relevant legislation.

Demolition Method Statement

A Demolition Method Statement has been prepared by Urban Regen which sets out detailed information relating to the programme of demolition works, the equipment to be used to demolish the premises, operations to be undertaken including, details of intentions in relation to waste removal, together with confirmation that adequate precautions would be undertaken as required. Also attached is a programme outlining the proposed timescales for the works. Demolition works are expected to take place over a 6-week period.

During and following the proposed demolition works, the following security measures are in place and will be maintained at the Site:

- HERAS type construction fencing is to be established within the existing site boundary to form Exclusion Zones around the demolition works, with integral gates kept locked at all times; except for access.
- The site is to be accessed off Kirkmanshulme Lane using the existing site entrance. The site entrance is to remain secure at all times, except for access, with a gate man present at the start and end of each shift to facilitate access/egress.
- The Site will be closed off to members of the public and only approved individuals will be allowed access.

- Due to the location of the site, and the potential risks to intruders, security is to be employed out of hours (18:00-08:00 Mon-Fri, 24hrs Sat-Sun/bank holidays) for the duration of the demolition works.

Ecological Impact Assessment

An Ecological Impact Assessment has been undertaken by Arbtech and is submitted as part of the application. The Assessment is informed by a desk study alongside a Pre-Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment survey in March 2026.

The following conclusions and recommendations are set out in the report:

- **Bats** – The surveys confirmed there was no evidence of bats in either the former Buzz Bingo building or the adjacent single storey structure, metal framed out-building.
- **Badger** – The survey confirmed no evidence of presence, however limited extent of suitable habitat present and historic records in the surrounding area. Precautionary best practice measures are recommended during demolition.
- **Birds** – The buildings to be demolished provide a limited extent of suboptimal nesting habitat for a restricted range of species likely to be present in the urban setting. There is also no evidence of nesting birds identified on or within the vegetation on-site, however the trees, introduced scrub and mixed scrub provide suitable shelter and could be used by common nesting birds. Due to the small size of the site and the extent and type of the habitats recorded, the site is no considered suitable to support a significant assemblage of protected and / or notable birds. It is recommended that any vegetation removal should be undertaken outside the period 1st March to 31st August.
- **Amphibians, Reptiles and Other Notable and Priority Species** – There is a low risk of the demolition works having any impacts upon notable species including hedgehogs. Precautionary best practice measures are recommended during demolition.

The Ecological Impact Assessment therefore concludes that the proposed demolition works will result in no detrimental impacts upon any of the identified species whereby the necessary precautionary best practice measures are implemented during the works.

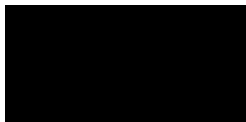
Summary

The proposed demolition of the existing building and associated structures on the site of the former Buzz Bingo are necessary from a health and safety perspective and to minimise the risk of any anti-social behaviour from occurring once all buildings on site are vacated.

The Demolition Method Statement outlines that the proposed demolition will take place in a safe and controlled manner and will not give rise to adverse impacts. Kellen Homes are fully committed to bringing forward a comprehensive redevelopment proposal for the site and the demolition of the existing building on the site will help ensure the timely successful delivery of its regeneration.

I trust the submitted information is sufficient to enable the prompt validation of the application, however, should you have any questions or require any further information, please do not hesitate to contact me by email or telephone [REDACTED]

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Ellie Philcox
Director

A black rectangular redaction box covering the contact information.