

14 November 2025

Delivered via Planning Portal

Steven McCoombe
Manchester City Council
PO 532
Town Hall
Manchester
M60 2LA

Dear Steven

**PRIOR APPROVAL FOR DEMOLITION OF THE 'EBME' BUILDING AT NORTH MANCHESTER GENERAL HOSPITAL,
DELAUNAYS ROAD, MANCHESTER, M8 5RB**

On behalf of Manchester University NHS Foundation Trust ('MFT' or 'the Applicant'), we are pleased to enclose an application for prior approval of the demolition of the Electro-Biomedical Engineering building ('EBME') at North Manchester General Hospital (NMGH).

The application is supported by the following information listed below:

- Demolition Site Plan (dwg ref. GIS_100), prepared by Turley
- Demolition Management Plan
- Asbestos Refurbishment Survey (doc ref. B-39207), prepared by Acorn Analytical Services Ltd
- Asbestos Abatement Scope of Works (Issue No. 1), prepared by MFT
- Bat Survey Report: Preliminary Roost Assessment (doc ref. 2489216-D01 (00)), prepared by RSK Biocensus

This application is submitted via the Planning Portal (ref. PP-14480124). The requisite application fee of £240 has been paid online.

Background

This application seeks the prior approval for the demolition of the EBME building located at the north-eastern edge of the NMGH estate (see **Figure 1**).

Level 5
Transmission
6 Atherton Street
Manchester, M3 3GS
T 0161 233 7676 turley.co.uk

Figure 1: Aerial view with the site outlined in red (Google Earth)



Proposal

This application relates to the demolition of the EBME building at NMGH, as shown on the Demolition Site Plan (dwg ref. GIS_100) and described in the submitted Demolition Management Plan. The Demolition Management Plan includes the site set up details (including compound) and vehicle arrangements. It is anticipated that the maximum number of wagon movements on and off the site per day is around two deliveries and four collections. Dust suppression, noise and vibration have been considered, as summarised in **Table 1** or paragraphs 73-90 of the Demolition Management Plan.

Table 1: Summary of the measures for dust suppression, noise and vibration measures

Considerations	Measures
Dust suppression	<ul style="list-style-type: none"> • DustBoss and a 10,000 litre water tank (with built-in engine and water pump) will be on site during the works. • Loading of waste transporters with arisings shall be carried out utilising the smallest 'drop' possible to reduce impact noise, dust and vibration. • All wagon loads to be fully sheeted. • Dust levels will be continually measured and monitored by the Site Supervisor throughout the works. • Best Practicable Means (BPM) will be used in controlling dust emissions, in accordance with the Best Practice Guidance by the GLA 2006 for The Control of Dust and Emissions from Construction and Demolition.

Noise	<ul style="list-style-type: none"> • Agreed working hours include 08:00-17:00 from Monday to Friday with no works on Saturdays, Sundays and Bank Holidays • All plant engine covers will be kept in place at all times with plant that is not in use shut down. • Compressors and generators will be of a super silenced type. • The sounding of vehicle horns on site will be strictly forbidden, unless in an emergency capacity. • All site plant will be effectively silenced and located in such areas of the site to minimise noise levels off site to sensitive areas. • Loading of waste transporters with arisings shall be carried out utilising the smallest 'drop' possible to reduce impact noise, dust and vibration. • Compressors shall be fitted with properly lined and sealed acoustic covers, which shall be kept and closed whenever the machines are in use. • Noise levels and site and at the site boundary will be continually measured and monitored by the Site Supervisor throughout the works.
Vibration	<ul style="list-style-type: none"> • Demolition not expected to cause vibration at site boundary (or beyond) but this will be monitored throughout the works. • Loading of waste transporters with arisings shall be carried out utilising the smallest 'drop' possible to reduce impact noise, dust and vibration.

The enclosed Asbestos Refurbishment Survey and Asbestos Abatement Scope of Works set out the scope of work for asbestos abatement. All asbestos removal work will be carried out in accordance with Control of Asbestos Regulations 2012.

The enclosed Preliminary Roost Assessment, prepared by RSK Biocensus, concludes that the site has negligible suitability to support roosting bats due to the limited number of roosting features within the building, urban location, large amount of lighting and absence of evidence for bat presence. No further survey works or mitigation measures are required in relation to bats.

Once completed, the site will be a grassed land.

Planning Considerations

The application has been submitted to determine whether prior approval is required in accordance with Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Applications for prior approval made under Part 11, Class B of Schedule 2 are to be determined with regard to *"the method of demolition and any proposed restoration of the site"* only.

The national Planning Practice Guidance reinforces the point that no other matters can be considered:

"The matters for prior approval vary depending on the type of development and these are set out in full in the relevant Parts in Schedule 2 to the General Permitted Development Order. A local planning authority cannot consider any other matters when determining a prior approval application."

(Paragraph: 026 Reference ID: 13-026-20140306)

As a result, the policies of the Development Plan are not applicable to this application.

Furthermore, the Demolition Management Plan demonstrates that the demolition can take place in a successful and controlled manner that will not give rise to adverse impacts. The range of mitigation measures referred to above will ensure that any impacts arising are effectively mitigated and managed to avoid potential detriment over the 4-week period of demolition (anticipate starting in late January). As such, the MCC should be minded concluding that the development can proceed in accordance with the submitted details.

Conclusion

I trust you have sufficient information to register and determine this application and we look forward to receiving your confirmation of receipt. However, should you require any further information, please do contact me.

Yours sincerely

