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11 June 2026

Dear Sir/Madam

Application for Prior Approval for Demolition of Centron House, Rowlandsway, Wythenshawe, M22 5RG

On behalf of our client, Muse Places, we are pleased to submit an application for prior approval for demolition at Centron House, Rowlandsway in Wythenshawe. This application is made under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (the "GPDO").

The site is located adjacent to Wythenshawe Civic Centre and to the north of the site of the former Alpha House, for which prior approval for demolition was granted under reference 141628/DEM/2024, and full planning permission secured for its redevelopment in March 2026 under reference 144655/FO/2025. The site is bound by Rowlandsway to the west, fronts Wavell Road to the south and Woodfield Road to the east, and the former Alpha House site to the south. The site measures approximately 0.5 hectares and is occupied by Centron House, a multi-storey office building which is connected via a cantilever link to the Alpha House site to the south, which is proposed for demolition through this application, extending the red line boundary into the Alpha House site.

The site is within Flood Zone 1, not at risk of surface water flooding, not located close to any heritage assets and does not contain, or is not adjacent to, any protected trees.

The Application

The application seeks confirmation as to whether prior approval for the demolition of Centron House is required. The application is submitted via the Planning Portal on (Ref. PP-15000215) and in addition to this letter, the application comprises:

- Application Forms;
- Existing Site Plan (Ref: 2141-FCB-ZZ-ZZ-D-A-0123 Rev P02);
- Demolition / Construction Phase Plan, Prepared by TOTAL;
- Preliminary Ecological Assessment, Prepared by Greengage
- Bat Presence / Absence Survey, Prepared by UES
- Tree Survey, Prepared by Mulberry TMC;
- Site Notice Statement.

The Proposed Demolition

The demolition is scheduled to take place in advance of the submission of a full planning application for the site's redevelopment for residential purposes, as Manchester City Council is aware. The site forms part of the Wythenshawe Masterplan area and is identified for future redevelopment, and the approved development on the Alpha House site cannot take place without the cantilever link being demolished.

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Centron House is currently vacant and is in a poor condition. The building has and continues to attract anti-social behaviour, the effects of which have the potential to cause injury to those breaking and entering the property.

It is therefore in the best interests of the local community and the Council, that the building is demolished and the site made safe and secure as soon as possible.

On completion of the demolition the site will be levelled off to match surrounding levels with imported hardcore as required. The Centron House site is currently bound by green palisade fencing and gates which will remain in situ following demolition of the building. Landscaped edges will largely remain.

The current Heras fencing on the Alpha House site will be retained following demolition of the link.

The Relevant Legislation

Schedule 2, Part 11, Schedule 2, Part 11, Class B, 'Demolition of Buildings' of the GPDO states that confirmation as to whether prior approval is required should be sought from the local planning authority (LPA) before the development is carried out. Should prior approval then be required, this should also be given by the LPA before the development is carried out.

It is considered that the development meets the criteria permitted by Schedule 2, Part 11, Class B of the GPDO for the following reasons:

1. The building has not been deemed unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the buildings lie and it is not practicable to secure safety or health by works of repair or works for affording temporary support.
2. The building to be demolished is not listed or within the curtilage of a listed building, nor is it located within a conservation area.
3. The building is not used or was not last used as a 'drinking establishment' or 'drinking establishment with expanded food provision' as defined by the Use Classes Order.
4. The building is not used or was not last used for the purpose of a concert hall, a venue for live music performance, or a theatre.
5. The demolition does not relate to a statue, memorial or monument.

The GPDO also states that development should then be carried out within 5 years from the date of approval, or in any other case, the date the information is received by the relevant authority, in this case Manchester City Council.

An application to establish whether prior approval is required must be accompanied by a statement that a notice has been posted to advertise the application. A copy of this notice is supplied at Appendix A and this will be displayed on or near the site for a period of at least 21 days.

Key Considerations

The key considerations relating to this application comprise:

- **Bats:** A Preliminary Ecological Appraisal was undertaken by Greengage Environmental Ltd on 26th February 2026, which assessed the building as having moderate bat roosting potential due to gaps within the concrete structure and beneath stonewash rendering, a Bat Presence/ Absence Survey was undertaken by United Environmental Services Ltd (UES) in May and June 2026. Dusk emergence surveys were undertaken on 11th May and 1st June 2026. A single species of bat was recorded during the surveys known as Common Pipistrelle, observed commuting

over vegetation along the south-eastern site boundary. No bats were observed roosting within the building during either survey and no field signs of bats were recorded during the internal or external inspections. Due to the absence of roosting bats, no further surveys, mitigation or compensation measures are required with regards to roosting bats.

- **Birds:** The Bat Presence / Absence Survey report also addresses nesting birds. Feral pigeons were identified within the building, and as feral pigeons are known to breed all year round, it may be necessary to engage a pest control contractor to remove the feral pigeons under general licence prior to demolition, provided all necessary criteria are met. In addition, due to the potential presence of nesting birds within the boundary vegetation, it is recommended that any vegetation clearance takes place outside of the breeding bird season (i.e. not between March and August inclusive). If vegetation clearance is required during this period, a pre-commencement nesting bird check should be undertaken immediately prior to works commencing, by a suitably experienced ecologist.

Conclusion

Muse Places hereby applies to Manchester City Council for a determination as to whether the proposed demolition of Centron House requires prior approval. The site is subject to redevelopment plans, however in the intervening period between the current time and the site's redevelopment, the retention of the building will lead to unsafe conditions, increased anti-social behaviour and increased cost for the site owner. It is therefore of importance that the building can be demolished and the site made secure.

The relevant protected species surveys have been undertaken by specialists and mitigation measures set out. Construction and demolition methodologies have been provided which demonstrate that demolition can take place with regard to the site's surroundings and the amenity of nearby receptors.

I trust that the information enclosed is sufficient for the Council to be able to reach a determination within the statutory 28-day period, however should further information be required please do not hesitate to contact me.

Yours faithfully



Jack Dickinson
Associate Director
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