MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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PO Box 532 Town Hall
Manchester M60 2LA

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

Suffix

Property Name

Marillac House

Address Line 1

Laindon Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M14 5YJ

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

Easting (x)

386166

Northing (y)

395632

Description

Applicant Details

Name/Company

Title

Mrs

First name

Fiona

Surname

Summerscales

Company Name

Be One Homes

Address

Address line 1

98 Waters Meeting Road

Address line 2

Address line 3

Town/City

Bolton

County

Country

England

Postcode

BL1 8SW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Steven

Surname

Innes

Company Name

Pennington Choices Limited

Address

Address line 1

Brookfield House

Address line 2

Tarporley Road

Address line 3

Norcott Brook

Town/City

Chesire

County

Country

GB

Postcode

WA4 4EA

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Proposed Demolition Works

Please describe the building(s) to be demolished

Marillac House is a vacant former residential accommodation building comprising approximately 12 self-contained residential units and associated communal accommodation. The property is a multi-storey building (Less than 18m) located at 24 Laindon Road, Longsight, Manchester, together with associated external structures, hardstanding, drainage infrastructure and service connections. The proposal seeks prior approval for the demolition of the building and associated structures, including the removal of foundations, redundant services and drainage, and the clearance of the site.

Please state the reasons why demolition needs to take place

Marillac House is a vacant former residential accommodation building comprising approximately 12 self-contained residential units and associated communal areas. Following the building becoming vacant, various options were explored to retain and reuse the asset, including remodelling and refurbishment. However, these options were assessed and found to be commercially and operationally unviable.
In addition, efforts were made to dispose of the building in its existing condition to another Registered Provider, working in conjunction with Manchester City Council to market the opportunity through its Housing Partnership Framework. These efforts were unsuccessful and no viable purchaser was identified.
The property has remained vacant for an extended period and continues to incur significant holding costs, including substantial Council Tax liabilities. In the absence of a viable reuse, refurbishment, or disposal option, demolition is considered the most appropriate course of action.
The proposed works comprise the removal of the existing building and associated structures, together with site clearance, removal of foundations, redundant drainage and services, and any necessary remediation works. Demolition will remove a long-term vacant building and eliminate ongoing liabilities while allowing the site to be marketed for future use.

Please describe the proposed method of demolition

Once the asbestos removal and a full internal soft strip are complete, the building and detached garage will be demolished mechanically from ground level. We'll use 360° excavators fitted with shears, selector grab and pulveriser attachments, in accordance with BS 6187:2011. Demolition will start with the wing furthest from Cedar House and Cypress House and work back towards Laindon Road. It will be done bay by bay and top down, with all material pulled inwards onto the building footprint. A mist cannon and hoses will suppress dust at the point of demolition throughout. The ground floor slab, foundations and redundant drainage will then be broken out and removed, and the excavations backfilled. Clean imported soil will be spread to give a 100mm cover layer, and a timber knee rail fence will go round the perimeter. The site will be left clean, level and tidy.

How and where would spoil/rubble be disposed of?

The excavator with selector grab will sort arisings as the demolition goes on, into metals, timber, plasterboard, plastics, general waste and inert brick/block/concrete. Everything will be removed from site by licensed waste carriers, with waste transfer notes for every load. Inert material will go to a permitted recycling facility, and metals, timber and plasterboard will be recycled. General waste will go to a waste transfer station for recovery. Asbestos and any other hazardous waste will be consigned separately. No crushing will take place on site.

Please provide details of the proposed restoration of the site

Following the demolition of Marillac House and the removal of all associated structures, foundations, floor slabs, redundant drainage, services and demolition arisings, the site will be cleared and restored to a safe, secure and level condition.
The footprint of the former building will be covered with a minimum 100mm layer of clean imported topsoil and graded to tie into surrounding ground levels. A knee rail fence will be installed around the restored area where required to define and protect the site boundaries.
Existing trees, boundary features, roads, footpaths and adjoining structures to be retained will be protected throughout the demolition works and any areas disturbed by the works will be made good upon completion.
On completion of the restoration works, the site will be left clean, tidy and secure.

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

05/11/2026

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

09/12/2026

Are there any public Rights of Way within the site or immediately adjoining the site?

- [x] Yes
- [ ] No

Is redevelopment or rebuilding proposed at a later date?

- [ ] Yes
- [x] No

Does the proposal involve the felling or pruning of any tree(s)?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Steven Innes

Date

09/10/2026