

Wolverhampton City Council
Planning Services
Regeneration and Environment
Wolverhampton
WV1 1 RP

Our Ref: 061-015
Via Planning Portal (reference PP-12906634)

Date: 4 April 2024

Dear Sir or Madam,

Unit 9, Satellite Industrial Park, Wolverhampton

Prior notification of demolition

On behalf of our client, United UK 2021 C Propco 18 S.à r.l., this letter accompanies a prior notification of demolition application at Unit 9, Satellite Industrial Park in Wednesfield.

In accordance with the conditions set out in Part 11 Class B.2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the following documentation is submitted in support of the application:

- Cover letter
- Planning Application Form and Fee
- Demolition Method Statement
- Site Location Plan
- Demolition Plan
- Ecological Impact Assessment
- Displayed Site Notice

The Displayed Site Notice provides details of the intended demolition and includes the date the notice was put up. The site notice will remain in place for a minimum of 28 days.

Background

The application site relates to Unit 9 at Satellite Industrial Park in Wednesfield. Unit 9 is an existing derelict employment unit that has been vacant since April 2022. Access is

achieved from Neachells Lane via an unadopted estate road that is within the applicant's ownership and within the application site. To prepare the site for future development, the applicant is intending to demolish the existing building.

Scope of Proposed Demolition

The accompanying Demolition Method Statement details how the process of demolition will be undertaken. Demolition is expected to commence around mid-May 2024 and should be completed within five weeks.


The application is also supported by an Ecological Impact Assessment prepared by Delta Simons. Due to the site's location and poor suitability of habitats on-site for bats, the report concludes that the site is unlikely to be of notable value for bats. Therefore, no mitigation is required.

Full details of the proposed demolition can be found in the accompanying documents submitted in support of the prior notification of demolition application.

We trust that you have sufficient information to validate the application, and to commence the 28-day period in accordance with Part 11 Class B of the GDPO. It is understood that if the Council does not respond within 28 days of receipt of the application, the applicant will have deemed authority to proceed with demolition.

Please contact me should you have any questions.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'S Lee'.

Samantha Lee
Senior Planner

cc: Richard Sidaway, Mileway
Gavin Ritchie, GentVisick

enc: as above