



planning@leeds.gov.uk  
0113 222 4409

Planning Services  
Merrion House  
110 Merrion Centre Leeds LS2 8BB

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	<input type="text" value="81"/>
Suffix	<input type="text" value="A"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Wykebeck Mount"/>
Address Line 2	<input type="text" value="Osmondthorpe"/>
Address Line 3	<input type="text" value="Leeds"/>
Town/city	<input type="text" value="Leeds"/>
Postcode	<input type="text" value="LS9 0JE"/>

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

Easting (x)	<input type="text" value="433634"/>	Northing (y)	<input type="text" value="433476"/>
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Description

## Applicant Details

### Name/Company

Title

Mr

First name

Troy

Surname

Burrows

Company Name

Leeds City Council

### Address

Address line 1

10th East Merrion House

Address line 2

110 Merrion Centre

Address line 3

Merrion Way

Town/City

Leeds

County

West Yorkshire

Country

England

Postcode

LS2 8BB

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\* REDACTED \*\*\*\*

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Proposed Demolition Works

Please describe the building(s) to be demolished

The building to be demolished was built in about the 1930's and was originally a school, around the 1990's was converted to be used as One Stop Centre, since 2020 the building has been in void.

Please state the reasons why demolition needs to take place

The building since going into void management has been a target for unsociable behaviour, break-ins, vandalism and fly tipping, Leeds City Council have declared it surplus to the Council's corporate operational requirements, the same having already been declared by the relevant directorate. Demolition has been considered that the most economical way forward for the Council, the proposal also contributes to the city's and council's ambitions, also reducing the costs of securing and maintaining a building which is incurring costs to keep it secure.

Please describe the proposed method of demolition

Osmondthorpe OSC will have a controlled demolition carried out including the removal of all ground floor slabs, foundations, basements, hardstandings and services etc. All works to be carried out in accordance with the Pre-Demolition Health and Safety Information. Allowing for any road closures, scaffolding or security if needed.

How and where would spoil/rubble be disposed of?

The demolition company that gets awarded the tender will dispose of building rubble by crushing and then using the crushed material to back fill the area that the foundations have been removed, any materials that are left over will be separated in to relevant skips and taken away by the company and disposed of in the correct manner at their yard.

Please provide details of the proposed restoration of the site

The site will be back filled with crushed building rubble where all excavations resulting from the removal of foundations, floor slabs hard standings and basements etc. Shall be back filled in the following manner to a depth not exceeding 1.5m;

- Selected inert demolition materials passing a 150mm-ring gauge assessment.
- Lay in maximum 150mm layers.
- Suitably compact each layer.
- Binded with a 25mm layer of fine compacted demolition material or imported sand.

Leaving the site in a safe and level condition.

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

10/06/2024

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

02/08/2024

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

- Yes  
 No

Is redevelopment or rebuilding proposed at a later date?

- Yes  
 No

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

- Yes  
 No

## Site Visit

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

- Yes  
 No

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

- The agent  
 The applicant  
 Other person

## Pre-application Advice

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

- Yes  
 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

Troy Burrows

Date

05/04/2024

Amendments Summary

Application form had wrong dates submitted, planning office required commencement date and completion date to be changed to post application submission to coincide with the notice of intended demolition.