Osborne Tower, Gladstone Street, Aston, Birmingham, B6 7PA

Prior notification for the proposed demolition of residential tower block

Applicant: Birmingham City Council
Planning and Regeneration, 2nd Floor, 1 Lancaster Circus, Queensway, Birmingham, B4 7DJ

Agent: Acivico Building Consultancy Ltd
1 Lancaster Circus, 3rd Floor, Queensway, Birmingham, B4 7DY

Recommendation
No Prior Approval Required

1. Proposal

1.1. This application seeks prior approval determination for the demolition of an existing 16 storey residential tower block. Demolition of the building is permitted development subject to the submission of a prior approval application to consider the method of demolition and the means of restoring the site.

1.2. The tower block would be demolished by use of a high reach machine.

1.3. Slab and foundations are to be removed from the site. The site will be graded and fenced upon completion.

1.4. All materials where possible will be recycled. Asbestos will be sent to landfill.

1.5. Location Plan

2. Site & Surroundings

2.1. The site is an existing residential tower block which was constructed in 1966. The general character of the area is mixed consisting of both commercial and residential properties.

2.2. Site Plan

2.3. Street View

3. Planning History

3.1. None relevant.
4. **Consultation/PP Responses**

4.1. Regulatory Services – No response.

4.2. Transportation Development – No response

5. **Policy Context**


6. **Planning Considerations**

6.1. This application is to determine whether prior approval is required for the demolition of an existing tower block. The issues to be considered with this type of application are solely the method of demolition and means of restoring the site.

6.2. The proposals for this site are consistent with demolition applications approved elsewhere in the City in the past and would involve the removal of demolition material from the site and restoring the land to the height of surrounding land levels. The site would be left in a tidy condition and enclosed with appropriate fencing to secure the site, pending its future redevelopment. This will ensure that the site has an acceptable appearance taking into account the residential nature of the surrounding area.

6.3. I do not consider that it is necessary for further details to be submitted and so no prior approval is necessary.

7. **Conclusion**

7.1. The application will result in an appropriate scheme of clearance and enclosure of the site.

8. **Recommendation**

8.1. No prior approval is required.

Case Officer: Daniel Ilott
Figure 2

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