



Planning

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Mr Anthony Johnson
Manchester City Council
Level 8 Town Hall Extension
Lloyd Street
Manchester
M60 2LA

Date: 6 April 2022

Dear Sir/Madam,

Town & Country Planning (General Permitted Development Order) (England) 2015 (as amended) Schedule 2, Part 11

Application No: 132282/DEM/2021

Proposal: PRIOR NOTIFICATION OF DEMOLITION of Former Beswick shops building

Location: Former Beswick Shops, 10-20 Kirkstead Close, Manchester, M11 3SW

I write with reference to the above notification and advise you that prior approval to undertake the demolition is **not required**.

The City Council is satisfied that the demolition works in this case will not have a significant impact on the environment. This decision is based on:

The City Council is satisfied that the demolition works in this case will not have a significant impact on the environment. This decision is based on the following documents as stamped as received by the City Council as local planning authority on 22 November 2022:

- i. Application forms 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);
- ii. Covering letter dated of 22 November 2021 from Anthony Johnson on behalf of Capital Programmes & Procurement Corporate Services Directorate;
- iii. Demolition of Former Shop Units at Kirkstead Close - Existing and Proposed Site Layout Plans Ref: MCC_ZZ_GF_DR_B_0011_S2;
- iv. Demolition of Former Shop Units at Kirkstead Close - Ground Floor Layout Plan & Demolition Specification Ref: MCC_ZZ_GF_DR_B_0012_S2;
- v. Demolition Method Statement Ref: CL45190 Demolition of Former Beswick Shops 10-20 Kirkstead Close;
- vi. Beswick Shopping Centre, Grey Mare Lane, Beswick, Manchester M11 3AJ Ecological Survey and Assessment (including a Licensed Bat Survey) November 2021 by ERAP (Consultant Ecologists) Ltd ref: 2021-305;
- vii. Traffic Management Plan attached to Capital Programmes and Procurement email dated 25 March 2022;
- viii. Drawing - Swept path analysis Low loader Ref: 3702-SP02 by Eddisons;

- ix. Drawing - Swept path analysis excavator / large tipper Ref: 3702-SP02 by Eddisons;
- x. Email from Northwest Demolition Ltd. dated 25 March 2022 confirming skip provision and removal.

The demolition hereby approved together with the removal or other work to trees, shrubs or hedges within the application site shall not be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local bio-diversity and nature conservation, pursuant to policy EN15 of the Core Strategy for the City of Manchester.

Should you wish to discuss this matter any further please contact Carl Glennon.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing