



Planning

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Mr Andrew Fidler
Northwards Housing
Unit 11 Hendham Vale Industrial Estate
Vale Park Way
Manchester
M8 0AD

Date: 14 September 2021

Dear Sir/Madam,

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

Application No: 131404/DEM/2021

Proposal: Prior notification for the demolition of a block of 16 maisonettes at 2-32
Bridgnorth Road

Location: 2-32 (even) Bridgnorth Road, Manchester, M9 8HN

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 are satisfactory and will not have a significant impact on the environment. This decision is based on the submitted Preliminary Bat Roost Assessment produced by Gritsone Ecology, received by the City Council as Local Planning Authority on 18 August 2021, the Method Statement/Risk Assessment produced by R&M Developments Ltd, received by the City Council as Local Planning Authority on 18 August 2021, the Site Waste Management Plan, produced by R&M Developments Ltd received by the City Council as Local Planning Authority on 18 August 2021.

The buildings are adjacent to Blackley Forest LNR. The LNR should be protected from the development by way of temporary fencing. No building materials or surface water run-off should be allowed to enter the LNR and a condition to this effect should be placed on any permission.

Reason- To safeguard Blackley Forest LNR from any potential ecological damage as a result of building materials or surface water run entering the Forest.

Should you wish to discuss this matter any further please contact Adam Mitchell.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing