MANCHESTER CITY COUNCIL

Planning

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Mr Niall Alcock
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Date: 20 October 2017

Dear Sir/Madam,

Town & Country Planning (General Permitted Development Order) (England) 2015 Schedule 2, Part 11
Application No: 117456/DEM/2017
Proposal: Prior Approval for Demolition of Armstrong House and other associated structures.
Location: Plot 14 Circle Square / Armstrong House , Oxford Road, Manchester, M60 7HB

I write with reference to the above application for prior approval for demolition and advise you that prior approval has been **granted** for the following reason(s):

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 site location plan Dwg no 1829-2-FCBS-14-ZZ-DR-A-0120 ; received by the Local Planning Authority by email on the 22nd April 2014.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Site location plan 1829-2-FCBS-14-ZZ-DR-A-0120 ; and

(b) Dwg 1829-2-FCBS-14-ZZ-DR-A-150 P2 and 701 P4

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1 and DM 1 and saved Unitary Development Plan policy DC26

If during works to convert the building to the use hereby permitted any sign of the presence of bats if found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted.

Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15

Should you wish to discuss this matter any further please contact Angela Leckie.

Yours faithfully,



Julie Roscoe
Head of Planning, Building Control & Licensing