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4 September 2017

Angela Leckie
Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Angela,

Application for Prior Notification of Proposed Demolition of Armstrong House and Associated Structures, Oxford Road, Manchester

Please find enclosed an application for Prior Notification of Proposed Demolition under Schedule 2, Part 11 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

The application provides notice of the proposed demolition of Armstrong House and other associated structures, which are located within the Circle Square Masterplan Site. Details of the extent of demolition is shown on drawing reference: 1829-FCBS-14-ZZ-DR-A-0130.

Demolition is required as part of enabling works to be undertaken in advance of the implementation of Plot 14 of the masterplan for a multi-storey car park and hotel, for which planning consent was granted in November 2017 (Ref: 113832/FO/2016).

The existing buildings that are proposed to be demolished are all surplus to use and will be vacant prior to demolition.

Programme

It is anticipated that the demolition will take place in September 2017, with the internal strip out due to begin on 4th September and demolition of Armstrong House due to being on 25 September 2017.

Additional Supporting Information

Demolition Method Statement

A Demolition Method Statement (DMS) prepared by the appointed demolition contractor, is enclosed with this application.

The DMS provides details of how the potential impacts of demolition will be managed, including noise and dust, waste management for materials, traffic movement and other potential impacts on adjacent business and residents.

Ecology Survey

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An Extended Phase 1 Habitat Survey and Bat Inspection was undertaken by Penny Anderson in January 2016 in respect of the original Circle Square Phase 1B planning application and included an assessment of Armstrong House and associated structures. As such this report is resubmitted with this application. It has been confirmed by the assessor that the report remains valid and the recommendations remain the same.

The report finds that no further survey or special measures are recommended in relation to bats, or other protected species. The report recommends that demolition work be undertaken in the autumn / winter period (September to March inclusive). As demolition will be undertaken in September, no further action is required.

Site Notice

A Demolition Site Notice has been erected on 25 August 2017, in compliance with the General Permitted Development Order 2015 B.2 b (iv) – "(iv)subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;"

A copy of the site notice is included with this application.

EIA Screening

An Environmental Impact Assessment (EIA) Screening Request is submitted with this Notification requesting confirmation that the proposed development does not constitute an EIA Development. The Screening Assessment concludes that it is considered unlikely that there will be significant effects as a result of the Proposed Demolition.

Submission Documents

This application comprises this covering letter and the following documentation:

- Application form
- Drawing references:
    - Site Location Plan
    - 1829-2-FCBS-14-ZZ-A-0120 – Existing Site Plan
    - 1829-2-FCBS-14-ZZ-A-0130 – Demolition Extent Plan
    - 12600-701-P4 – Scope of Works Plan
- EIA Screening Letter
- Demolition Site Notice
- Phase 1B Extended Phase 1 Habitat Survey and Bat Inspection Survey prepared by Penny Anderson Associates
- Demolition Method Statement prepared by Thompsons
- Application Fee Cheque - £80

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We would be grateful if you could confirm receipt and validation of the application in due course. If you have any queries please do not hesitate to contact my colleagues Niall Alcock (0161 455 6787) or Ellen Sanderson-Clark (0113 292 1119).

Yours sincerely



John Cooper
Deloitte LLP