



Planning

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Miss Megan Beattie
Stantec UK Ltd
100 Barbirolli Square
Manchester
M2 3PW

Date: 10 September 2025

Dear Sir/Madam,

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

Application No: 143752/DEM/2025

Proposal: Prior Approval for demolition of all of the residential units on Plots C, D, G, H, and I

Location: Grey Mare Lane, Manchester, Beswick

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 are satisfactory and will not have a significant impact on the environment. This decision is based on the

- Location Plan - Demolition (drawing no. GMLNE-BUT-XX-XX-DR-A-01200-P03)
- Existing Site Plan - Plot C (drawing no. GMLNE-BUT-XX-XX-DR-A-01201-P03)
- Existing Site Plan - Plot D (drawing no. GMLNE-BUT-XX-XX-DR-A-01202-P03)
- Existing Site Plan - Plot G and H (drawing no. GMLNE-BUT-XX-XX-DR-A-01203-P03)
- Existing Site Plan - Plot I (drawing no. GMLNE-BUT-XX-XX-DR-A-01204-P03)
- Demolition Plan - Plot C (drawing no. GMLNE-BUT-XX-XX-DR-A-01211-P03)
- Demolition Plan - Plot D (drawing no. GMLNE-BUT-XX-XX-DR-A-01212-P03)
- Demolition Plan - Plot G and H (drawing no. GMLNE-BUT-XX-XX-DR-A-01213-P03)
- Demolition Plan - Plot I (drawing no. GMLNE-BUT-XX-XX-DR-A-01214-P03)
- Post Demolition Plan - Plot C (drawing no. GMLNE-BUT-XX-XX-DR-A-01221-P03)
- Post Demolition Plan - Plot D (drawing no. GMLNE-BUT-XX-XX-DR-A-01222-P03)
- Post Demolition Plan - Plot G and H (drawing no. GMLNE-BUT-XX-XX-DR-A-01223-P03)
- Post Demolition Plan - Plot I (drawing no. GMLNE-BUT-XX-XX-DR-A-01224-P03)
- Arboricultural Impact Assessment prepared by Pennine Ecological in relation to Plots C, D, G, H and I
- Arboricultural Method Statement prepared by Pennine Ecological in relation to Plots C, D, G, H and I
- Preliminary Roost Assessment for Bats prepared by Pennine Ecological in relation to Plots C, D, G, H and I
- Demolition Method Statement prepared by Stantec

received by the City Council, as Local Planning Authority, on the 15 August 2025

No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the removal works including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Should you wish to discuss this matter any further please contact Jennifer Atkinson.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing