



**Planning**

David Lawless  
Telephone: 0161 234 4543  
david.lawless@manchester.gov.uk

P O Box 532 Town Hall  
Manchester M60 2LA

Mr Paul Shuker  
Lambert Smith Hampton  
4th Floor Windmill Green  
24 Mount Street  
Manchester  
M2 3NN

Date: 6 March 2025

Dear Sir/Madam,

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

**Application No:** 142088/DEM/2025

**Proposal:** Demolition of former Peacocks clothing store

**Location:** 36 The Birtles, Manchester, M22 5RF,

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 following:

- a) Submitted drawings, received on 6 February 2025
- b) Site Access and Logistic Plan, received on 6 February 2025
- c) Ecological Report, received on 6 February 2025
- d) Demolition Method Statement, received on 17 February 2025

Demolition works shall be confined to the following hours:

- a) Monday - Friday: 7.30am - 6pm
- b) Saturday: 8.30am - 2pm
- c) Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policy DM1 in the Manchester Core Strategy

Prior to the commencement of development, a Demolition Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- o Measures to control noise and vibration;
- o Dust suppression measures;
- o Compound locations where relevant;

- o Details of an emergency contact telephone number;
- o A community consultation plan;
- o Sheeting of construction vehicles;
- o Details of proposed hoarding, including location;
- o Traffic Management Plan
- o Location of parking facilities for contractors and visitors
- o A dilapidation survey of nearby highway to ensure highway repaired if damaged;

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies EN19 and DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

Should you wish to discuss this matter any further please contact David Lawless.

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