



Planning

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Temple Street
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Date: 4 February 2025

Dear Sir/Madam,

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

Application No: 141814/DEM/2024

Proposal: Prior Approval for demolition of existing building

Location: 798 Ashton New Road, Manchester, M11 4RY,

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 information:

- Application Form, stamped as received by the City Council as Local Planning Authority on 23 December 2024.
- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 23 December 2024.
- Supporting Information- Demolition Method Statement, stamped as received by the City Council as Local Planning Authority on 7 January 2025.
- Supporting Information- Displayed Notices, stamped as received by the City Council as Local Planning Authority on 15 January 2025.

Prior to the commencement of demolition, a Potential Roost Assessment (PRA) survey for bats, along with any additional survey work and mitigation measures identified by the PRA/survey work shall be submitted to and approved by the local planning authority. Survey work must be undertaken by an appropriately qualified ecologist and the methodology and mitigation measures shall follow best practice guidelines. If bats are recorded roosting in the building and will be impacted by the works a protected species licence will be required from Natural England. Once approved by the local planning authority, the measures in the report must be carried out in full.

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

Prior to demolition, a plan showing details of the proposed access points into the demolition site shall be submitted to the City Council as local planning authority for prior approval in writing. The development shall only be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, T1 and DM1 of the Manchester Core Strategy.

Should you wish to discuss this matter any further please contact Katie Raw.

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