



Planning

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Manchester M60 2LA

Katie Forbes
WSP
8 First Street
Manchester
M15 4RP

Date: 4 February 2025

Dear Sir/Madam,

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

Application No: 141826/DEM/2025

Proposal: Prior Approval for demolition of existing building

Location: Park House, North Manchester General Hospital, Delaunays Road,
Manchester, M8 5RB,

I write with reference to the above notification and advise you that prior approval to undertake the demolition is **not required**.

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 City Council is satisfied that the demolition works in this case are satisfactory and the means of demolition and condition of the site post demolition would not have a significant impact on the environment. The decision is based on the submitted documents:

- Existing Ground Floor Plan;
- Existing First Floor Plan;
- Park House Demolition Site Plan referenced PAHDEM-GDA-ZZ-ZZ-M3-A-1301/P05;
- Construction Phase Plan, prepared by O'Connell Contracting (Ref: D1032 Park House Demolition, Version 1) and
- Park House Risk Assessment Method Statement, prepared by O'Connell Contracting (Ref: Version 01, Rev A).

Received by the City Council as Local Planning Authority on 2 January 2025.

- Site Location Plan.

Received by the City Council as Local Planning Authority on 8 January 2025.

- Arboricultural Report prepared by Christians (Ref: BS-PHNHS-001 - Rev A);
- Bat Survey Report prepared by WSP (Ref: UK0035196.2631-002).

Received by the City Council as Local Planning Authority on 15 January 2025.

- Method Statement and Safety Plan of Work (Ref: 653078)
- Asbestos Summary Report prepared by Lucion.

Received by the City Council as Local Planning Authority on 27 January 2025.

-E-mail from GMMH NHS Foundation Trust confirming hours of working dated 27 January 2025.

The recommendations detailed within section 4 the submitted Bat Survey Report (Ref: UK0035196.2631-002), received by the City Council as Local Planning Authority on 15 January 2025 shall be implemented during demolition works.

Reason - To protect bats should they be found at the application site, pursuant to policy EN15 of the Manchester Core Strategy.

Should you wish to discuss this matter any further please contact Steven McCoombe.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing