



Planning

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Mr Joe McElhone
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Date: 6 January 2025

Dear Sir/Madam,

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

Application No: 141706/DEM/2024

Proposal: Prior approval for demolition of buildings on site

Location: Chorlton Square Shopping Centre , Barlow Moor Road, Manchester, M21 9AQ

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 will not have a significant impact on the environment. This decision is based upon the following submitted information received on the 10th December 2024:

- Application Forms;
- Covering Letter
- Site Location Plan (incl. area of proposed works) (Ref. 131 00 1002 - B)
- Demolition Management Plan (including Method Statement)
- Site Management Plan
- Site Investigation Report & Remediation Strategy
- Phase 1 Desk Study (Ground Conditions Report)
- GPRS and Topographical Surveys
- Ecological Impact Assessment
- Utilities Statement
- Arboricultural Method Statement

CONDITION 1 (Tree Protection) - In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained during the demolition works on the Tree Removal and Protection Plan - Demolition: reference 16173_P04 within the submitted Arboricultural Method Statement prepared by Tyler Grange dated November 2024.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping

approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved Tree Removal and Protection Plan - Demolition: reference 16173_P04 before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area; and, which have the potential for roosting bats; in order to protect the character of the area, and protected species which may be present on the site in accordance with policies EN9 and EN15 of the Core Strategy.

The demolition works shall be undertaken in accordance with the Demolition Management Plan received on 10 December 2024.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Notwithstanding the information contained within the Demolition Management Plan referred to in Condition no. 2, the demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Should you wish to discuss this matter any further please contact Robert Griffin.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing