



Planning

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Mr Jack Dickinson
Nexus Planning
One Express
1 George Leigh Street
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Date: 24 December 2024

Dear Sir/Madam,

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

Application No: 141628/DEM/2024

Proposal: Prior Approval application for the demolition of Alpha House

Location: Alpha House, Rowlandsway, Manchester, M22 5RG,

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:

- Application Forms;
- Site Location Plan (Ref: 3995A-LB-XX-XX-D-A-110000 Rev P01);
- Existing Site Plan (Ref: 3995A-LB-XX-XX-D-A-110001 Rev P01);
- Construction Phase Plan, prepared by Connell Brothers Demolition;
- Outline Demolition Methodology, prepared by Connell Brothers Demolition;
- Preliminary Roost Assessment, prepared by E3P;
- Nocturnal Bat Survey Report, prepared by E3P;
- Tree Survey, prepared by Mulberry;
- Site Notice Statement
- Site logistics Plan Issue 1 CBL522
- Swept path analysis (Ref: 410.066255.00001 -TR100)

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

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

