MANCHESTER
CITY COUNCIL

Notice of Demolition

Building Control

PO Box 532, Town Hall
Manchester M60 2LA

Building Act 1984 (as amended): Section 81
Reference Number: DM/23/00522

To: Noman Ehsan
SHELLCO.LTD
2 Windmill Lane
Denton
Manchester M34 3QS

The Council of the City of Manchester

In connection with the proposed Demolition of building at,

Ducie Arms
424 Stockport Road
Manchester
M12 4EX

hereby require you to carry out works in accordance with the terms and conditions set out overleaf to the satisfaction of the City Council. Such works being requirements that the Local Authority are empowered to include in this Notice under Section 82 of the Act.

The work hereby required, including compliance with all the terms and conditions must be complete within 6 Month from the date of commencement of the demolition.

If you consider yourself aggrieved by any of these terms or conditions you have the right to appeal to a Court of Summary Jurisdiction within 21 days from the date of receipt of this Notice of Consent. You should give your Notice of Appeal to the Clerk to the Justices, City Magistrates' Court, Crown Square, Manchester, M60 2LA, at the same time.

If you do not appeal, or if any appeal which you make is not successful, failure to comply with any of the terms or conditions of this Notice will give the City Council power to enter upon the building and the site thereof, to carry out the work and to sell or dispose of any material or rubbish found on the site; and all the expenses incurred by the City Council in so doing may be recovered from the owner of the site by the City Council.

Dated this **9 March 2023**

Head of Planning, Building Control & Licensing

Enquires arising out of this Notice should be made to:
building.control@manchester.gov.uk

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IMPORTANT INFORMATION

This notice does not authorise interference with apparatus or works of statutory undertakers for the supply of Water, Gas or Electricity. This Notice does not confer approval of demolition under Planning or any other legislation.

Planning approval is normally required when demolition is proposed. An application form for prior notification of proposed demolition is available on the planning portal by visiting www.planningportal.gov.uk.

This notice does not empower the holder to obtain possession of premises from a tenant or from any other person and it does not imply in any way that the City Council are willing or able to provide housing accommodation to any occupier who leaves the premises or is evicted from them because the owner wishes to demolish them.