



Planning

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Mr Paul Boyle
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Date: 14 August 2023

Dear Sir/Madam,

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

Application No: 136959/DEM/2023

Proposal: Prior approval for the demolition of a single storey classroom building

Location: St Bernards RC Primary School , Burnage Lane, Manchester, M19 1DR

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 documents:

- 'Application to determine if prior approval is required for a proposed: Demolition of Buildings', stamped as received by the City Council as Local Planning Authority on the 2nd June 2023.
- 'DEMOLITION & PROPOSED FLOOR PLAN', numbered '2506_T_003', stamped as received by the City Council as Local Planning Authority on the 12th May 2023.
- 'LOCATION PLAN', numbered '2506_T_001', stamped as received by the City Council as Local Planning Authority on the 12th May 2023.
- 'TFM Demolition - Dynamic Method Statement (DMS01)', stamped as received by the City Council as Local Planning Authority on the 2nd June 2023.
- 'RISK ASSESSMENT', stamped as received by the City Council as Local Planning Authority on the 2nd June 2023.
- 'SITE PLAN & ACCESS/EGRESS PROPOSED DEMOLITION', numbered '2506_T_002 REV A', stamped as received by the City Council as Local Planning Authority on the 2nd June 2023.
- 'Preliminary bat roost assessment', stamped as received by the City Council as Local Planning Authority on the 14th July 2023.

Construction / demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as Local Planning Authority:

- 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.

No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the City Council as Local Planning Authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

Should you wish to discuss this matter any further please contact Holly Wright.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing