



**Planning**

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Date: 5 March 2024

Dear Sir/Madam,

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

**Application No:** 139081/DEM/2024

**Proposal:** Prior approval application for the demolition of garage out-building

**Location:** Crumpsall Clinic, Humphrey Street, Manchester, M8 9JS,

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 will not have a significant impact on the environment. This decision is based on the following documents as stamped as received by the City Council as local planning authority on 28 April 2023 and 10 May 2023:

Application forms to determine if prior approval is required for a proposed: Demolition of Buildings The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Site location plan Ref: J000428.T.0

Block plan (indicating extent of ground resurfacing) Ref: J000429.T.01

Block plan (indicating extent of demolition) Ref: J000429.T.01

Demolition Safety Plan Site: Crescent Bank Health Centre M8 9JS, Rev V1 dated 6 February 2024 (amended by email from Planning Design confirming the following working arrangements:

- i. The sheeting of construction vehicles when removing waste from the site;
- ii. Working hours would be limited to:

Monday to Friday: 7.30 am to 6.00pm

Saturday: 8.00 am to 1.30pm

Sunday and Bank Holidays - No work.

Before the commencement of the authorised demolition, a method statement shall be submitted to and approved in writing by the City Council as local planning authority detailing the following measures to safeguard the character and appearance of the neighbouring listed building (Former Library, 10 Cheetham Hill Road):

- i. Sequencing of works;
- ii. Building protection (protection of the heritage asset during works);
- iii. Equipment being used - more care will be needed closer to the building - large heavy demolition equipment should be avoided;
- iv. Method of carrying out the works, including hand dismantling where necessary
- v. Any 'hold and discovery point', including how the building is attached to establish what would be a suitable way of dismantling;
- vi. Making good works, including a schedule of repairs and making good including removing vegetation;
- vii. Cleaning and pointing specification and any other repair specifications;
- viii. Details of the interface of any new landscaping / surfacing works with the existing building;
- ix. Details of new bollards.

Reason - On order to safeguard the setting and appearance of a listed building and in the interests of the character and amenities of the area, pursuant to policies SP1, EN3 and Dm1 and saved policy DC19 of the Unitary Development Plan.

The demolition hereby approved together with the removal or other work to trees, shrubs or hedges within the application site shall be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local bio-diversity and nature conservation, pursuant to policy EN15 of the Core Strategy for the City of Manchester.

Should you wish to discuss this matter any further please contact Carl Glennon.

Yours faithfully,



Julie Roscoe  
Director of Planning, Building Control & Licensing