MANCHESTER CITY COUNCIL

Planning

Angela Leckie
Telephone: 0161 234 4651
angela.leckie@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Paul Henderson
Manchester City Council
Level 8 Town Hall Extension
Lloyd Street
Manchester
M60 2LA

Date: 23 November 2023

Dear Sir/Madam,

Town & Country Planning (General Permitted Development Order) (England) 2015 (as amended) Schedule 2, Part 11
Application No: 138213/DEM/2023
Proposal: Prior Notification for demolition of single storey building
Location: 68 - 70 Newton Street, Manchester, M1 1EE,

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 will not have a significant impact on the environment. This decision is based on the following:

(a) Site Location Plan Stamped as received on 28-09-23;

(b) Environmental Management Plan, Demolition of building fronting Newton Street, Manchester, (Postal Street) by JP Freeley Ltd;

(c) POSTAL STREET DEMOLITION, MANCHESTER, MANCHESTER CITY COUNCIL, DEMOLITION SURVEY REPORT Rev 1 by JP Freeley Ltd;

(d) ASBESTOS SURVEY REPORT, DEMOLITION ASBESTOS SURVEY, UNITS 6-23, POSTAL STREET, MANCHESTER CITY CENTRE by RB Asbestos Consultants;

(e) Paul Henderson Supplementary Question responses e-mail 16-11-23

(f) Postal Street Ecological Assessment, Final report, October 2022 by Faithful & Gould

The demolition shall be carried out in accordance with the following drawings and documents:

(a) Site Location Plan Stamped as received on 28-09-23;

(b) Environmental Management Plan, Demolition of building fronting Newton Street, Manchester, (Postal Street) by JP Freeley Ltd;

(c) POSTAL STREET DEMOLITION, MANCHESTER, MANCHESTER CITY COUNCIL, DEMOLITION SURVEY REPORT Rev 1 by JP Freeley Ltd;

(d) ASBESTOS SURVEY REPORT, DEMOLITION ASBESTOS SURVEY, UNITS 6-23, POSTAL STREET, MANCHESTER CITY CENTRE by RB Asbestos Consultants;

(e) Postal Street Ecological Assessment, Final report, October 2022 by Faithful & Gould;

(f) POSTAL STREET DEMOLITION, MANCHESTER, MANCHESTER CITY COUNCIL, HOARDING PROPOSAL by JP Freeley Ltd; and

(g) Paul Henderson Supplementary Question responses e-mail 16-11-23;

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1 and DM 1 and saved Unitary Development Plan policy DC26

If during works to demolish the buildings hereby permitted any sign of the presence of bats if found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be
implemented in full and maintained at all time when the building is in use as hereby permitted.

Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

Should you wish to discuss this matter any further please contact Angela Leckie.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing