



MANCHESTER
CITY COUNCIL

Planning

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Date: 8 November 2023

Dear Sir/Madam,

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

Application No: 138221/DEM/2023

Proposal: Prior Approval for the demolition of existing residential buildings.

Location: 2 Banner Walk, 62-74 & 162-174 Grey Mare Lane And 2 Turnpike Walk ,
Manchester,

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 construction phase plan and One Manchester customer consultation plan received by the City Council, as Local Planning Authority, on the 26 October 2023, Work manual (1 and 2) received by the City Council, as Local Planning Authority, on the 17 October 2023, demolition plans, bat scoping survey and bat presence survey received by the City Council, as Local Planning Authority, on the 29 September 2023

No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the removal works including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Should you wish to discuss this matter any further please contact Jennifer Atkinson.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

