

Planning

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Date: 29 March 2023

Dear Sir/Madam,

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

Application No: 134575/DEM/2022

Proposal: Prior Approval for the demolition of workshops/industrial units and office building

Location: Paston Road, Manchester, M22 4TF

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 stamped as received on 8 November 2022:

- a) Demolition Method Statement, Photographic Survey and Risk Assessment
- b) Dust Management Strategy, as amended by agents email dated 17 February 2023
- c) Ecology Statement
- d) Location Plan

No works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the structures for active birds' nests immediately before the works commence 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 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 David Lawless.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing