



Planning

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Manchester M60 2LA

Mrs Carol Clarke
Bramhall Town Planning
Rhino Court
6 Station View
Hazel Grove
Stockport
SK7 5ER

Date: 2 June 2023

Dear Sir/Madam,

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

Application No: 136837/DEM/2023

Proposal: Prior Approval for the demolition of former social club building, spectator stands, toilets, bungalow with associated removal of hard surfaced areas.

Location: Openshaw A E U Club, 14 Club Street, Manchester, M11 1NF,

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

Letter from Bramhall Town Planning Ref: 267/CC dated 28 April 2023

Site Location Plan Ref: BG-EWA-ZZ-ZZ-DR-A-70401 Rev P0

Site Location Plan Ref: BG-EWA-ZZ-ZZ-DR-A-70401 Rev P0 (with demolition site layout details)

Demolition plan Ref: BG-EWA-ZZ-ZZ-DR-A-70403 Rev P0

Swept path analysis Ref: J32 5863 - PS-002

Demolition Method Statement MA001 (07.04.2022) by KMM Civil Engineering Ltd

Risk Assessment - Demolition of AEU Club 17.02.22 KMM Civil Engineering Ltd MS No 017 Rev 1

Preliminary Ecological Appraisal and Nocturnal Surveys for Bats - The Fairfield, Backwell Street, Manchester Ref: P.1503.21 Rev F April 2023 by Ascerta.

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,

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

Julie Roscoe
Director of Planning, Building Control & Licensing