

Planning

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Miss Vivienne Goddard
Union4 Planning Ltd
1-2 Paris Garden
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Date: 20 July 2023

Dear Sir/Madam,

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

Application No: 137327/DEM/2023

Proposal: Prior approval for the demolition of the existing 2 storey commercial building

Location: Simon House , Brownley Road, Manchester, M22 5RA

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 16 and 22 June 2023:

- a) Construction Method Statement
- b) Demolition Phase Plan
- c) Risk Assessment
- d) Site Photographs
- e) Ecological Scoping Assessment Report
- f) Protected Species Report

Demolition works shall be confined to the following hours:

- a) Monday - Friday: 7.30am - 6pm
- b) Saturday: 8.30am - 2pm
- c) Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policy DM1 in 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