



Planning

Sue Wills
Telephone: 0161 234 4524
sue.wills@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Ms Roisin McFeely
WSP
First Floor
3 Wellington Place
Leeds
LS1 4AP

Date: 24 January 2023

Dear Sir/Madam,

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

Application No: 135631/DEM/2022

Proposal: Demolition of gasholder and associated redundant infrastructure and associated restoration of site.

Location: Former Saxon Street Gasworks, Saxon Street, Manchester,

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 are satisfactory and will not have a significant impact on the environment. This decision is based on the following documents, received on 1st December 2022:

Prior Notification Statement; Ecological Appraisal dated January 2022; WYG Asbestos Demolition Survey report 14 Jul 2017; Plan of Work with Asbestos containing materials rev.01 dated 12.01.2022; Figure 1 rev.P01 Site Location plan; Figure 2 rev.P01 Existing Site Layout plan and Structures to be demolished plan; and Figure 3 rev.01 Proposed works plan; Figure 4 rev.P01 Proposed final site conditions plan; Figure 5 rev.P01 Existing and Proposed section;

Addendum to outline summary/demolition methodology received 18th January 2023.

And Outline Summary/ Demolition Methodology version 2 dated January 2023 received 23rd January 2023

Prior to the demolition of the 3no. ancillary buildings (boiler house, booster house, and switch room), a bat emergence survey to identify whether bats are present within the 3 no. ancillary buildings on the site shall be submitted to, and approved in writing by, the City Council as local planning authority, together with mitigation measures with bats are present, prior to commencement of development. Any mitigation measures which are

approved shall be implemented within a timeframe to be agreed with the City Council as local planning authority.

Reason - To safeguard a European Protected Species (Habitats Regulations 1994) to comply with policy EN15 of the Manchester Core Strategy (2012).

Should you wish to discuss this matter any further please contact Sue Wills.

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