



Planning

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Date: 3 March 2023

Dear Sir/Madam,

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

Application No: 136166/DEM/2023

Proposal: Prior approval for demolition of existing scrap yard buildings or structures.

Location: Land Bounded By Temparence Street, River Street And Mancunian Way,
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 will not have a significant impact on the environment. This decision is based on the following:

(a) The site location plan, Site Location Plan Ref no LA317381 stamped as received on 06-02-23;

(b) Demolition Method Statement For The Demolition Of Pyes Scrap Yard On HOYLE STREET IN MANCHESTER by MJ Finnigan Rev 01 (stamped as received on 23-02-23) and CONSTRUCTION PHASE RISK ASSESSMENT by MJ Finnigan stamped as received on 06-02-23 ;

(c) Deloitte's responses to MCC Questions stamped as received on 23-02-23; and

(d) Method Statement (Bats), Pye Metal Scrap Yard Building, Hoyle Street, Manchester, RHE Project Number, RHE/6982, Job Number J6982-23, Date 27th January 2023 by Rachel Hacking Ecology , covering letter dated 21-01-2023, Bat European Protected Species Licence (draft), prepared by Buro Happold and Form Pye Scrap Metal Yard Building, Hoyle Street, Manchester Toolbox Talk all stamped as received on 06-02-23 ;

The demolition shall be carried out in accordance with the following drawings and documents:

(a) The site location plan, Site Location Plan Ref no LA317381 stamped as received on 06-02-23;

(b) Demolition Method Statement For The Demolition Of Pyes Scrap Yard On HOYLE STREET IN MANCHESTER Rev 01 and Appendix A - Highways Response by MJ Finnigan (stamped as received on 02-03-23) and CONSTRUCTION PHASE RISK ASSESSMENT and by MJ Finnigan stamped as received on 06-02-23;

(c) Deloitte's responses to MCC Questions stamped as received on 23-02-23;

(d) Method Statement (Bats), Pye Metal Scrap Yard Building, Hoyle Street, Manchester, RHE Project Number, RHE/6982, Job Number J6982-23, Date 27th January 2023 by Rachel Hacking Ecology, covering letter dated 21-01-2023, Bat European Protected Species Licence (draft), prepared by Buro Happold and Form Pye Scrap Metal Yard Building, Hoyle Street, Manchester Toolbox Talk all stamped as received on 06-02-23 ;

(e)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1 and DM 1 and saved Unitary Development Plan policy DC26

If during works to demolish the buildings hereby permitted any sign of the presence of bats is found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted.

Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

Should you wish to discuss this matter any further please contact Angela Leckie.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing