



MANCHESTER
CITY COUNCIL

Planning

Max Gibson
Telephone: 0161 219 6359
maximillian.gibson@manchester.
gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr James Kay
Manchester City Council
Level 8 Town Hall Extension
St. Peters Square
Manchester
M2 5HD

Date: 20 February 2023

Dear Sir/Madam,

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

Application No: 135994/DEM/2023

Proposal: Prior Approval for the demolition of 3 storey building forming shops and maisonette apartments above.

Location: 17-47 Eastford Square, Manchester, M40 7QT,

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 submitted GF layout plan and specification DRB0003, Basement and GF plan 240/17/1, Site plan existing and proposed DRB0002, Demolition method statement, Supporting information REF. DXH45304 and Site notice statement received by the City Council as Local Planning Authority on 17/01/2023 and Bat survey, Preliminary Roost Assessment received by the City Council as Local Planning Authority on 24/01/2023 and subject to the working hours Mon-Fri 8am - 4:30pm, Sat-Sun no working.

Should you wish to discuss this matter any further please contact Max Gibson.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing