



Planning

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P O Box 532 Town Hall
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Mr Neil Lucas
Avison Young
Norfolk House
7 Norfolk Street
Manchester
M2 1DW

Date: 12 August 2022

Dear Sir/Madam,

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

Application No: 134208/DEM/2022

Proposal: Prior Notification for demolition of remaining structure of Premier House
(following previous approval for partial demolition under application ref no
130049/DEM/2021)

Location: Premier House , Renaissance Hotel, Blackfriars 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 will not have a significant impact on the environment. This decision is based on the following:

(a) Ian Chew, Asbestos and Health & Safety Management (Beams and Columns, Premier House, Deansgate, Manchester) stamped as received on 29-06-22;

(b) Ian Chew, Asbestos and Health & Safety Management (Public Car Park below Renaissance Hotel, Manchester) stamped as received on 29-06-22;

(c) REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS : Premier House, 22 Deansgate, Manchester, M3 1PH V1 (11-02-21) by Eton Environmental Group Ltd stamped as received on 14-04-21;

(d) REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS : Premier House, 22 Deansgate, Manchester, M3 1PH V1 (11-03-21) by Eton Environmental Group Ltd stamped as received on 29-06-22

(e) SPECIFICATION FOR ASBESTOS REMEDIATION WORKS : PREMIER HOUSE, 22 DEANSATE, MANCHESTER, M3 1PH V3 by Eton Environmental Group Ltd stamped as received on 29-06-22;

(f) PREMIER HOUSE, RENAISSANCE, MANCHESTER, DEMOLITION METHOD STATEMENT AND MANAGEMENT PLAN SECONDARY PHASE - DEMOLITION OF RESIDUAL STRUCTURE FOLLOWING INITIAL PHASE DEMOLITION Rev 2 - 10.08.2022 [Revised in line with EHO comments. Sections "Working Hours", "Noise Monitoring and Control Measures" and "Complaints and Consultation" edited accordingly] by PAG and Dust Management Plan by PP O'Connor stamped as received on 04-08-22 (excluding Noise and Vibration); and

(g) Extended Phase 1 Habitat Survey and Inspection of Building for Bats (dated March 2021) by Penny Anderson stamped as received on 29-06-22;

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

(a) Site Location Plan B1 00 1000;

(b) Dwgs Existing Dwg Pack Stamped as received on 29-10-22 , MP 02 1104, MP 02 1103, MP 02 1102 and MP 02 1101;

(c) Hoarding Detail Plan (Ref: KTM200721LB) stamped as received on 26-07-22 and Demolition Hoarding Views and sign off from Highways and Event and Coordination (Highways Service) (14th and 19th April) (CDN/21/0658);

(d) PREMIER HOUSE, RENAISSANCE, MANCHESTER, DEMOLITION METHOD STATEMENT AND MANAGEMENT PLAN SECONDARY PHASE - DEMOLITION OF RESIDUAL STRUCTURE FOLLOWING INITIAL PHASE DEMOLITION Rev 2 - 10.08.2022 [Revised in line with EHO comments. Sections "Working Hours", "Noise Monitoring and Control Measures" and "Complaints and Consultation" edited accordingly] by PAG and Dust Management Plan by PP O'Connor stamped as received on 04-08-22 (excluding Noise and Vibration); and

(e) SUPPLEMENTARY DEMOLITION NOTE stamped as received on 01-08-22

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 if 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,

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

Julie Roscoe
Director of Planning, Building Control & Licensing