



Planning

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Mr Adam Gurjee
Manchester City Council
Town Hall Extension
St Peter's Square
Manchester
M60 2LA

Date: 9 January 2026

Dear Sir/Madam,

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

Application No: 144744/DEM/2025

Proposal: Prior Approval for demolition of existing building

Location: 217 Stockport Road, Manchester, M12 4DY,

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:

No demolition works shall commence until a Preliminary Bat Roost Assessment (PBRA) of the building and structures to be demolished has been submitted to and approved in writing by the City Council as Local Planning Authority. Where the PBRA identifies the potential for bat roosts, further bat emergence/re-entry surveys shall be undertaken at an appropriate time of year in accordance with current best practice guidelines. The results of these surveys, together with any proposed mitigation measures, shall also be submitted to and approved in writing by the City Council as Local Planning Authority prior to the commencement of demolition. The development shall thereafter be carried out in full accordance with the approved details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy

The City Council is satisfied that the demolition works in this case are satisfactory and will not have a significant impact on the environment.

No demolition works shall commence until a method statement relating to precautionary measures to avoid harm to hedgehogs and badgers has been submitted to and agreed in writing by the City Council as local planning authority. The development shall thereafter be carried out in full accordance with the approved details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

Prior to the commencement of development, a Demolition Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise;
- Dust suppression measures; and
- Compound locations where relevant.
- Details of an emergency contact telephone number
- Details of proposed hoarding, including location

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Should you wish to discuss this matter any further please contact Ian Jarvis.

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