



Planning

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Mr David Tye
Paul Butler Associates Ltd
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Date: 1 December 2025

Dear Sir/Madam,

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

Application No: 144399/DEM/2025

Proposal: Demolition of the existing portal frame car parking building

Location: APH Car Park , Bradnor Road, Manchester, M22 4TE,

I write with reference to the above application for prior approval for demolition and advise you that prior approval has been **granted** for the following reason(s):

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:

- a) Drawing - Location Plan, received on 30 Oct 2025
- b) Drawing E902 - demolition works and APH land, received on 30 Oct 2025
- c) Drawing E903 - extend of demolition, received on 30 Oct 2025
- d) Supporting information - asbestos refurbishment and demolition survey, received on 30 Oct 2025
- e) Supporting information - construction phase plan, received on 30 Oct 2025n
- f) Supporting information - method of work, received on 30 Oct 2025
- g) Supporting information - plan of work, received on 30 Oct 2025
- h) Supporting information - risk assessment, received on 30 Oct 2025

Demolition works shall be confined to the following hours:

- a) Monday - Friday: 7.30am - 6pm
- b) Saturday: 8.30am - 2pm
- c) Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policy DM1 in 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:

- o Measures to control noise and vibration;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Details of an emergency contact telephone number;
- o A community consultation plan;
- o Sheeting of construction vehicles;
- o Details of proposed hoarding, including location;
- o Traffic Management Plan
- o Location of parking facilities for contractors and visitors
- o A dilapidation survey of nearby highway to ensure highway repaired if damaged;

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 EN19 and DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

The demolition works hereby approved shall not take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the building for active birds' nests immediately before the demolition commences and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

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.

No demolition works shall commence until an updated Preliminary Bat Roost Assessment (PBRA) of all buildings 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.

Should you wish to discuss this matter any further please contact David Lawless.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing