MANCHESTER CITY COUNCIL

Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Part 11 Prior notification: Demolition

Part 1 – Particulars of the application

Proposal:

Prior Approval for demolition of Centron House.

Location:

Centron House Rowlandsway Manchester M22 5RG

Application reference:

NOT-2026-000677

Applicant:

Mr Vinny Rigby Muse Places Ltd

Date of application:

12 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that prior approval is required and has been **granted** for the details of the application referred to in Part 1 for the following reason(s):

1) 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 upon the following submitted information:

- Application Forms;

- Existing Site Plan (Ref: 2141-FCB-ZZ-ZZ-D-A-0123 Rev P02);

- Demolition / Construction Phase Plan, Prepared by TOTAL;

- Preliminary Ecological Assessment, Prepared by Greengage

- Bat Presence / Absence Survey, Prepared by UES

- Tree Survey, Prepared by Mulberry TMC;

- Site Notice Statement;

- Site plan -set up - received 9th July 2026

Condition(s) attached to this decision

Informatives

Temporary traffic measures

The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Hoarding and Scaffolding

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

Ecology Matters

As set out within the supporting documents to determine the method of demolition, the applicant is reminded of the recommendations within the Preliminary Ecological Assessment (PEA) and the UES Bat Presence/Absence Survey, in particular:

- In relation to Tree T20 the recommendations on page 34 of the PEA
- In relation to Building B1 should demolition take place within bat hibernation period (November to March inclusive) the recommendations on page 35 of the PEA
- The recommendations in relation to any vegetation clearance or building works within bird nesting season (March to August inclusive) set out on page 35 of the PEA
- The recommendations in relation to feral pigeons within section 5, page 13 of the UES survey
- The recommendations in relation to Invasive Non-native Species on the site on page 35 and 36 of the PEA
- The recommendations in relation to hedgehogs as set out on page 36 of the PEA
- The recommendations in relation to lighting as set out on page 33 of the PEA

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Date: 13 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA