

**TOWN AND COUNTRY PLANNING ACT 1990 & TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
(as amended)**

Prior Notification: Demolition

APPLICATION REFERENCE: NOT/2026/0702

Applicant Montgomery Developments Ltd C/O Sammons Architectural Ltd 10 Cawdry Buildings Fountain Street Leek, Staffordshire ST13 6JP	Agent Mrs Teresa Critchlow 10, Cawdry Buildings Fountain Street Leek ST13 6JP
---	---

Part I - Particulars of Application

Proposal: Application for prior approval for the demolition of the remaining building
Location: Unit 3, Bentley Avenue , Stakehill Industrial Estate, Manchester, M24 2GP
Valid On: 5 August 2026

DECISION: PRIOR APPROVAL REQUIRED AND GRANTED SUBJECT TO THE FOLLOWING CONDITIONS

Condition(s) (2)

- 1 No development shall take place until such time as either:
 - a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
 - b) a statement in writing form the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license

Has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of conserving bats within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the

adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 2 The demolition hereby approved shall be carried out in full accordance with the Demolition Method Statement dated July 2026 prepared by Sammons Architectural.

Reason: In the interests of amenity and highway safety in accordance with policies P3, G9, DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date of Decision: 18/09/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Your attention is drawn to the following (1)	
1	For the avoidance of doubt the decision relates to the following plans and documents: • Demolition Proposal Location Plan 2025-3012-37 • Demolition Method Statement 2025-3012 • Bat Survey Addendum May-June 2026 PEG681-O2B-1 • Preliminary Roost Assessment and Bat Survey Report dated 10/09/2025

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You

are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.

- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.