

DELEGATED REPORT

Report by Helen Pressley	Date of report: 06/08/2026	Ref: 73404/DEM
Registration: 07/07/2026	LDfC: 31/07/2026	Expiry Date: 04/08/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 20	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for demolition – demolition of rear wall and roof associated with the building located in Zone 8.

Location: Fold Mill, Bradley Lane, Radcliffe, Bolton, BL2 6RA

Description

The application site contains a large industrial building fronting Bradley Lane, that is part of Bradley Fold Employment Generating Area . The site is accessed from Browns Road.

Application for Prior Approval Determination Demolition under Class B of Part 11 to Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposed development involves the demolition of rear wall and roof associated with the building located in Zone 8.

A statutory notice has been posted by the applicant as required by the regulations.

An EIA screening opinion is not required as the site area is less than 5 hectares.

Relevant Planning History

48411 - Installation of roller shutter doors, creation of bunds and relocation of entrance gate and fence (retrospective application) Refused 23/01/2008

50043 - Creation of bunds and installation of roller shutter door (retrospective) - Refused
Refused 22/10/2008

59042 - Erection of entry porch at side entrance - Refused 29/01/2016

60685 - Erection of entry porch at side entrance - Approve with Conditions 21/12/2016

Publicity

Applicant site notice dated 1st July 2026.

20 objections received in relation to:

- Concern that the demolition is not simply for structural or safety reasons but is intended to create a new access route for articulated HGVs around the rear of the factory.
- Noise disturbance from vehicles and HGVs, loading activities and roller shutters.
- Vibration affecting properties located close to the proposed route.
- Air pollution, dust and exhaust emissions.
- General loss of residential amenity and quality of life.
- Potential light pollution and increased industrial activity close to residential gardens.
- Concerns Bradley Lane is narrow in width and existing road narrowing/bottleneck.

- Existing congestion and traffic delays.
- Limited visibility caused by parked vehicles.
- Risks to pedestrians, cyclists, wheelchair and mobility scooter users, and children.
- Difficult manoeuvring conditions for articulated vehicles.
- Concerns that HGVs could block the highway or increase the likelihood of accidents.
- Concern that former loading bay may be brought back into use.
- Demolition work previously commenced without the necessary permissions.
- Residents reported the works, resulting in intervention by the Council.
- The applicant was advised that a full planning application would be required.
- The current submission is viewed as an attempt to use prior approval procedures to avoid full planning scrutiny.
- The potential presence of asbestos within the building being demolished.
- Whether appropriate asbestos surveys and controls are in place.
- Possible risks to public health during demolition.
- Waste management, stockpiles, flood risk, fire risk and environmental impacts.
- Previous works involving land clearance, resurfacing, removal of vegetation and construction activities.
- Concerns about adherence to operating hours.
- Existing issues with HGV parking, traffic management and storage of materials on site.
- Brings no clear community benefit.

Statutory/Non-Statutory Consultations

Traffic Section - Conditions requested in relation to compliance with the demolition method statement, and the access to the site from Browns Road.

Environmental Health - Pollution Control - no response within 21 consultation period.

Environmental Health - Contaminated Land - no response within 21 consultation period.

Greater Manchester Ecology Unit - no response within 21 consultation period.

Pre-start Conditions - Not relevant

Development Plan and Policies

EN1/2	Townscape and Built Design
EC2/1	Employment Generating Areas
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
JP-P1	Sustainable Places
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-C5	Streets For All
JP-C6	Walking and Cycling
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

The proposed demolition falls within the limitations of Class B of Part 11 to Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

The site does not lie within a Conservation Area, is not a Listed Building, and is not a public house, concert hall, live performance venue or theatre. The demolition does not relate to a statue, memorial or monument that is either a listed building; a scheduled monument; within a cemetery; within the curtilage of a religious building, museum, art gallery or dwellinghouse.

Permitted development rights have not been removed.

Additionally, the buildings are not on land which is the subject of planning permission for its redevelopment, granted on an application, or deemed to be granted, required or permitted to be carried out by or under any other enactment required to be carried out by virtue of a relevant obligation.

As such the site does not fall within any of the demolition exemptions as defined in the Interpretation of Class B - B.3, for the purposes of Class B under Part 11 of the GPDO.

Demolition

The proposed method of demolition is acceptable in that it would be carried out by a specialist contractor. The Demolition Method Statement confirms that all site supervisors would be suitably trained and hold the relevant qualifications including asbestos awareness.

The application form confirms that demolition would be undertaken by 14 tonne excavators fitted with selector grab attachments to piece meal the wall down and remove roofing sheets.

The works proposed are limited to the removal of a rear wall, removal of the roof and removal of any internal steels. The method statement confirms that the contractors would demolish and process one roof bay at a time into roll on roll off skips and progress into the building repeating the sequence until the roof structure is removed. Perimeter walls, excluding the rear wall would be retained.

The demolition contractor would establish exclusion zones, and warning signs that would be inspected by the site supervisor prior to works commencing on a daily basis.

Strip out work would be carried out initially, with materials cleared away as works progress in a systematic manner to keep the site free of hazards. Hardcore is proposed to be left on site recycled as 6f2 material and sheets/ materials derived from the roof are proposed to be taken away for reclaim via one 32 tonne hookloader truck with a 40 yard skip.

Restoration of the Site

The application form states that the works are to be undertaken to create hardstanding space and repairs to the building.

All concrete/ bricks and general hardcore is to be recycled and crushed into 6f2 (a type of coarse recycled aggregate made from crushed demolition waste, including concrete, brick, mortar, and asphalt) and left on site.

The application form states further works are intended at this stage.

Highways

Highways have raised concerns in relation to how deliveries of low loaders and machines and access to the site will be achieved. There is only one access to the wider site that can currently be utilised by the applicant and this is situated off Browns Road. This is the access that is presently used by the applicant for HGV deliveries. A condition is proposed to ensure that only this access is utilised for deliveries to site and to ensure that any works are not undertaken from Bradley Lane.

Ecology

No comments have been received by Greater Manchester Ecology Unit within the 21 days statutory consultation.

Notwithstanding the above, bats are mobile in their habits and can be found in the most unlikely places. If bats are found or suspected at any time during the works, works should cease immediately and advice sought from a suitably qualified bat worker. An informative to this effect be placed on any permission, if granted.

Conclusion

Having regard to the above it is considered that Prior Approval should be granted as the proposal, subject to the attached conditions would fall within the limitations of Class B of Part 11 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Response to representations

The application submitted is not for planning permission, it is for prior approval for

demolition. A prior approval for demolition is a formal application made to the Local Planning Authority (LPA) to check if they need to approve the method of demolition and the restoration of the site before work starts. It does not evaluate the principle of removing the building. Prior approval for demolition applies to a building proposed to be removed under permitted development rights without a full planning application. Permitted development rights are a national grant of planning permission which allow certain works to be carried out without having to make a planning application.

Even where Prior Approval for demolition is permitted, it does not automatically follow that planning permission to build any replacement structure or to change the use of the site would be approved. The LPA can not refuse a prior approval on principle or potential future redevelopment on which a number of the objections appear to focus. A prior approval for demolition would not change the established use of the site, and does not amend existing accesses to the site.

Works undertaken previously at the site have been confirmed by the applicant to be undertaken for Health and Safety Reasons. Works undertaken in the interests of safety or health are not covered by Class B of Part 11 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 and a such prior approval for these elements is not required.

Recommendation: Prior Approval Required and Granted

Conditions and Reasons:

- 1 This approval relates to Site Floor Plan received 7th July 2026, Extention of demolition plan received 21st July 2026, Site Entrance Plan received 3rd August 2026 and Demolition Method Statement dated 28th July 2026 and the demolition shall not be carried out except in accordance with the plans, documents and amendments hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Framework listed.
- 2 Access to the site for deliveries, including delivery of plant, machinery, skips and any other waste removal shall only be gained from Browns Road in accordance with the entrance drawing submitted on the 3rd August 2026. No works or access shall be undertaken from Bradley Lane.
Reason. In the interests of Highway Safety and to maintain the integrity of the adjacent adopted highway pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.
- 3 The measures and facilities detailed in the approved Demolition Method Statement and supporting information shall be adhered to throughout the demolition period, with the measures retained and facilities used for the intended purpose for the duration of the demolition period.
Reason. To mitigate the impact of the demolition traffic generated by the proposed development on the adjacent highways, ensure adequate demolition traffic access and demolition materials storage arrangements for the duration of the demolition period and that the adopted highways are kept free of deposited material from the ground works operations pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

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<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	04/08/2026	HL	04/08/2026