

NOTICE OF PRIOR APPROVAL DETERMINATION

Part 11 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

To:
Mr Saleem
Saleem Architects
64
Heaton Street
Prestwich
M25 1HH

On Behalf Of:
Mr Gurmit
2 Windsor Road
Prestwich
Bury
M25 0DZ

PART 1 - Particulars of Application

Application Number: 71227

Date of Registration: 07/10/2024

Proposal:
Prior approval for proposed demolition of
existing detached dwelling

Location:
2 Windsor Road, Prestwich, Manchester,
M25 0DZ

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that prior approval of the local planning authority is **REQUIRED** for the development set out in Part 1 of this decision notice.

The Metropolitan Borough of Bury hereby give **APPROVAL** for the development proposed in the above-mentioned application subject to the following conditions.

- 1 This approval relates to Drawing No. Sheet 2, Drawing No. Sheet 4 , Structural Inspection reference S4542-R01, Preliminary Roost Assessment by Gritstone Ecology and Demolition Method Statement and Restoration Statement November 2024 P01 and all and any subsequent revisions and amendments 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 listed.

- 2 Notwithstanding the submitted 'Demolition Method Statement & Restoration Statement', no development shall commence unless and until a Demolition Traffic Management Plan (DTMP) has been submitted to and approved in writing by the Local Planning Authority. The DTMP shall include:

1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following demolition of the dwelling;
2. Access route for all demolition vehicles to the site from the Key Route Network;
3. Access point/arrangements for demolition traffic, taking into consideration the need to maintain safe pedestrian/vehicular access to adjacent residential properties, and any temporary works required to facilitate access for demolition vehicles;
4. Hours of work and number of vehicle movements;

5. Arrangements for the parking of vehicles for site operatives and visitors on land within the applicant's control, together with storage on site or on land within the applicant's control of demolition materials;
6. Arrangements/measures to control/manage demolition vehicle manoeuvres including details of areas designated for the loading, unloading and storage of plant and materials;
7. Details of the siting, height and maintenance of security hoardings clear of the adopted highway;
8. The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
9. A scheme of appropriate warning/demolition traffic speed signage in the vicinity of the site and its access;
10. Arrangements for the provision of wheel washing facilities for vehicles accessing the site and/or measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the demolition/groundwork operations or carried on the wheels and chassis of any vehicles leaving the site and measures to control the emission of noise, dust and dirt during construction;
11. A strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any demolition operations, and contact details for the site operator during this period.

The approved plan shall be adhered to throughout the demolition period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition operations.

Reason. To mitigate the impact of the demolition traffic generated by the proposed development on the adjacent highways, ensure adequate off street materials storage arrangements for the duration of the demolition period and that the adopted highways are kept free of deposited material from the demolition operations Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

- 3 The site clearance and restoration/finishing measures detailed in the submitted 'Demolition Method Statement & Restoration Statement' shall 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. 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.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

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

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other

consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Drawing No. Sheet 2, Drawing No. Sheet 4 , Structural Inspection reference S4542-R01,
Preliminary Roost Assessment by Gritstone Ecology and Demolition Method Statement and
Restoration Statement November 2024 P01

NOTES TO APPLICANT

1. It is brought to your attention that the demolition of any building or structure over 50 cubic metres requires notice under Section 80 of the Building Act 1984 to be given to the Local Authority, in writing, a minimum of six weeks prior to any demolition work starting. The on-line form can be found on www.bury.gov.uk
2. The applicant's attention is drawn to the fact that whilst it appears unlikely that bats are roosting within the buildings 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.
3. **INFORMATIVE - The Control of Noise Regulations 1975, Section 60. Control of Noise on Construction Sites**
Works carried out in connection with the planning permission shall comply with the above regulations which require the following:
 1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.
 2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
 3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.
 4. Any emergency deviation from the above (1 - 3) shall be notified to Bury Council without delay.Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Noise Regulations 1975.

Signed:



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On behalf of the Council

Date of Decision: 02/12/2024