

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 Masters-Hall
Six Town Housing, on behalf of Bury Council
6 Knowsley Place
Angouleme Way
Bury
BL9 0EL

PART 1 - Particulars of Application

Application Number: 69681

Date of Registration: 24/05/2023

Proposal:

Prior approval for proposed demolition of detached dwelling (comprising of 5 no. flats)

Location:

1- 5 The Elms, Elms Close, Whitefield, Manchester, M45 8XS

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 - Pre-Demolition Assessment - Reference: AL/WB/LM/32897 dated 30th September 2022, Location Plan dated 16/12/2021, Site plan submitted 24/05/2023, Schedule of works submitted 24/05/2023, Bat Emergence Report submitted 24/05/2023, 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 Prior to demolition of the structures on site an asbestos survey is to be carried out by an appropriately qualified contractor. Any asbestos identified shall be disposed of in an appropriate manner.
Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 3 In addition to the measures indicated in the submitted 'Pre-Demolition Assessment Ref. AL/WB/LM/32897', no development shall commence unless and until a 'Demolition Traffic Management Plan' (DTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
 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 property;
2. Access route for all demolition vehicles to the site from the Key Route Network;
 3. Access point/arrangements for demolition traffic from Elms Close, taking into consideration the need to maintain safe pedestrian/vehicular access to the adjacent residential properties and all temporary works required to facilitate access for demolition vehicles;
 4. Details of site hoarding/gate positions, taking into consideration the need to maintain vehicular access to the adjacent residential properties and for the measures to be retained until the site has been redeveloped;
 5. The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
 6. A scheme of appropriate warning/traffic speed signage in the vicinity of the site and its access;
 7. Confirmation of hours of operation and number of vehicle movements;
 8. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage demolition vehicle manoeuvres;
 9. Parking on site or on land within the applicant's control of operatives' and demolition vehicles, together with storage on site of demolition materials;
 10. Measures to ensure that loose materials, etc. are not spread onto the adjacent adopted highways as a result of the demolition operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the demolition operations.

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

Reason. To mitigate the impact of the demolition traffic generated by the proposed development on the adjacent highways, ensure adequate off street car parking provision and 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.

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

EN1/2	EN1/2 - Townscape and Built Design
EN7	EN7 - Pollution Control
EN6	EN6 - Conservation of the Natural Environment
EN6/3	EN6/3 - Features of Ecological Value
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
EN7/2	EN7/2 - Noise Pollution
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:

All Plans and documents submitted 24/05/2023

NOTES TO APPLICANT

1. The applicant is reminded that, under the Wildlife and Countryside Act 1981 as

amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Prior approval does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Signed:

A handwritten signature in black ink, appearing to read 'P. H. H.', written in a cursive style.

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On behalf of the Council

Date of Decision: 12/07/2023