

DELEGATED REPORT

Report by Mark Kilby	Date of report: 28/07/2022	Ref: 68468/DEM
Registration: 16/05/2022	LDFC:	Expiry Date: 13/06/2022
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for demolition of Single and two storey car park and four free standing plant room buildings to enable future redevelopment plans for the wider site.

Location: O2, Dumers Lane, Bury, BL9 9QL

Description

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

The application site is the former O2 call centre at Dumers Lane. The demolition site is bounded by the River Irwell, York Street, Hardy's Gate Bridge and Dumers Lane to south and an un-named access road to the east with commercial units also to the east, north and west. Access to the demolition site will be via the access road to the east.

There are residential properties to the south of the site beyond the River Irwell along York Street, the nearest being approximately 150 metres from the demolition area.

The buildings to be demolished are an open two deck car park to the north of the site and four free standing plant room buildings to the front elevation of the main former call centre building. The demolition site area is approximately 1.50 Hectares (Ha).

A method statement of demolition and details of the restoration of the site have been submitted. The Risk Assessment and Method Statement (RAMS) also includes a Construction Traffic Management Plan (CTMP). A statutory notice has been posted on site by the applicant as required by Part 11 of the Order.

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 the development does not fall within the remit of Schedule 1 development and is less than 5 Ha in area and as such the application does not require an Environmental Impact Assessment.

The reason for the demolition of the buildings is for the future re-development of the site.

Relevant Planning History

None relevant.

Publicity

Applicant Site Notice. No objection or comments received.

Statutory/Non-Statutory Consultations

Greater Manchester Ecology Unit - No objection - Low risk of bats. Informatives relating to bats and birds has been included in the decision.

Traffic Section - Objected to loss of parking provision.

Environmental Health - Recommended an asbestos survey is carried before development commences.

Pre-start Conditions - None.

Unitary Development Plan and Policies

EN1/2	Townscape and Built Design
EN7	Pollution Control
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
HT6/2	Pedestrian/Vehicular Conflict
EN7/2	Noise Pollution
NPPF	National Planning Policy Framework

Issues and Analysis

Demolition - The proposed method of demolition is acceptable in that it is to be carried out by specialised demolition plant. The demolition exclusion zone will be secured by heras fencing. Exclusion zone fencing and entry points will be physically secured at all times or will be under the control of a designated banksman. Soft stripping and removal of asbestos to be completed before any structural de-construction commences. Access to the site will be via the access road. The RAMS states an asbestos survey would be carried out before the commence of any work.

All waste produced, moved, handled and disposed would be in accordance with the submitted Risk Assessments and Method Statements (RAMS).

There are residential properties nearby and as such hours of operation will be imposed to protect the residential amenity of occupiers.

Dust and noise will be monitored during the demolition process and dust suppression will be carried out in form of water spraying and spill kits. Vehicles leaving the site will be halted and checked to ensure that wheels are free from loose debris.

Restoration of the site - The proposed restoration of the site is considered acceptable. The existing tarmaced surface is to be retained. No fence or other type of enclosure is proposed post demolition.

The demolition of the decks and plant room will not result in voids that would be required to be back filled. As such there would be no importation of materials on to the site.

Traffic and Highway Safety - Highways have objected to the loss of the parking provision which would result from the demolition of the parking decks. However the loss of parking provision cannot be considered as it is not a requirement of Class B to Part 11 of the Order to seek such prior approval for the loss of parking provision.

Highways have not objected to or made other comments on the submitted RAMS with regard to the control of demolition plant ingress or egress to the site. As such this aspect of the submitted RAMS is considered acceptable.

Recommendation: Prior Approval Required and Granted

Conditions and Reasons:

- 1 This approval relates to - Demolition Works - Risk Assessment and Method

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Statement (RAMS) - MS/RA Reference T22066-01 dated 15th July 2022, Demolition Plan 11392 DE L01 Revision B, Site Location Plan 11392 01 Revision A, Existing Elevations EX E01 Revision C 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 No work or other activity or operation of plant or machinery shall take place on the site on Saturdays, Sundays or Bank Holidays and all work and other activity on other days shall be confined to the following hours:- 0800 hrs to 1700 hrs, Monday to Fridays.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EN7/2 - Noise Pollution.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Mark Kilby	28/7/2022		