

**DELEGATED REPORT**

|                                 |                                   |                                |
|---------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Helen Pressley | <b>Date of report:</b> 04/08/2026 | <b>Ref:</b> 73411/DEM          |
| <b>Registration:</b> 08/07/2026 | <b>LDFC:</b> 31/07/2026           | <b>Expiry Date:</b> 05/08/2026 |
| <b>Site Visit:</b>              | <b>Site Notice:</b> N/A           | <b>Press Date:</b> N/A         |
| <b>Objections:</b> 0            | <b>Con Area:</b>                  | <b>Adv Type:</b> N/A           |
| <b>Reason for Delay:</b><br>N/A |                                   | <b>EIA:</b> NA                 |
|                                 |                                   | <b>Dec Level:</b> DEL          |
|                                 |                                   | <b>Stat Class:</b> NREQ        |

**Proposal:** Prior approval for demolition – demolition of red brick mill, single storey, three storey and red brick chimney

**Location:** Pioneer Mills, Milltown Street, Radcliffe, Manchester, M26 9WN

**Description**

The application relates to a site adjacent to Pioneer Mill, at the end of Milltown Street, on the south/west side of the River Irwell. The main building is a three storey, brick built former mill building that has been utilised for storage in recent years. The remaining buildings on site are single storey. There is also a red brick built chimney.

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 a sectional demolition of all buildings on site

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**

16748 - Change of use of part of mill from industry to snooker club - Approve 14/03/1985

18224 - Change of Use: Industry to industrial/warehouse units - Approve 29/05/1986

22255 - Change of use from furniture manufacturing (Class B2) to vehicular repairs and dismantling - Approve 16/03/1989

52386 - Proposal A - Retrospective erection of 2.4m high fencing around site;  
Proposal B - Change of use of the land to storage - Proposal A approved Proposed B Refused 09/08/2010

62864 - Small-scale gas-fired standby electricity generation plant and ancillary infrastructure - Approve with Conditions 05/09/2018

**Publicity**

Applicant site notice dated 7th July 2026.

No representations received.

**Statutory/Non-Statutory Consultations**

**Traffic Section** - conditions requested in relation to compliance with the method statement and the submission of a method statement in relation to the adjacent public right of way.

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

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

**Greater Manchester Ecology Unit** - Comments received requesting a bat roosting survey prior to determination, and conditions relating to a CEMP, biodiversity and a compensatory bird box.

An application for prior approval for demolition must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph and any fee required to be paid. These requirements have been met. We have received an ecological report that identifies bats are present, however given that areas of the building are unsafe in health and safety terms and the need to determine the application within 28 days it is considered that it would be appropriate to condition that an ecologist is on site during demolition.

**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                       |
| EN6/4 | Wildlife Links and Corridors                       |
| EN7/2 | Noise Pollution                                    |
| RT3/4 | Recreational Routes                                |
| 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 operatives shall be competent and trained for any tasks undertaken and all personnel would read and sign a copy of the RAMS and will be briefed prior to their first visit by site manager.

The building has been subject to vandalism and fire. Due to this ongoing safety issue parts of the building have already been demolished 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 the removal of these buildings is not required.

The site is within its own grounds and shall be Heras fenced off by the contractor with

sufficient room for vehicle movement.

Details of the internal strip out have been submitted, which would be followed by a sectional demolition of the building. 6no. sections have been identified, the application form states that demolition would comprise mechanical top down demolition. Concrete floors would be removed from right to left with an approach of removing the brickwork to expose the concrete floors. For the removal of walls the excavator shall use the grab to pull the brick outwards in small sections, this will be in a controlled manner with heras fencing surrounding the area with correct warning signs for a drop zone.

### **Restoration of the site**

Throughout the mill the floor is made up of stone flags. The submitted method statement confirms that these will be stored on pallettes.

The method statement states that before the initial stockpiling, operatives perform the initial sorting, e.g. wood, plastic, metal which is placed into separate skips for recycling or disposal. All Brick, block and concrete material which has been segregated from the waste throughout the demolition process to be stockpiled for crushing. All materials from the building would then be removed from site for processing, this is achieved by loading with the excavator into appropriate wagons to leave the site clean and clear of any debris on completion.

Site will be left clean and tidy with all material removed from site.

### **Highways**

Highways have raised concerns in relation to the existing public right of way that runs along the front of the building. A condition has been proposed to ensure that the public right of way will be reinstated following the demolition of the building. Informatives have also been included in relation to protection of the public right of way.

### **Ecology**

A daytime bat walkover survey and assessment and results of dusk emergence survey have been submitted with the prior approval.

Buildings B1 and B5 are assessed to be of 'negligible' suitability for use by roosting bats; no further survey is required at these buildings to inform the demolition.

Due to the observations of bats entering and / or leaving window apertures at buildings B6 and B8 during Dusk Emergence Survey 1 on 17th June 2026 the result of the survey for buildings B6 and B8 is inconclusive. To address this it is recommended that a pre-works dawn re-entry survey is carried out at buildings B6 and B8 in July / August 2026. A condition has therefore been attached to ensure that these buildings are not demolished unless a qualified ecologist is on site.

To minimise the risk of introduction of invasive species to the site and the spread of invasive species around the site and into the adjacent habitats, all machinery / plant to be brought to the site must be clean. Wheels / tracks of machinery / plant must have been pressure washed before use at the site.

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Any demolition that will affect buildings with confirmed use by nesting birds shall not commence without a qualified ecologist on site.

### **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.

**Recommendation:** Prior Approval Required and Granted

**Conditions and Reasons:**

- 1 This approval relates to site plan received 15th July 2026, Method Statement and Risk Assessments The Removal of Internal Items from Units by Ashworth Demolition received 15th July 2026 and Daytime bat walkover survey and assessment and results of emergence survey received 15th 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 The measures and facilities detailed in the approved Method Statement and Risk Assessments received 15th July 2026 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, RT3/4 - Recreational Routes , JP-C5 - Streets for All and JP-C6 - Walking and Cycling.
- 3 A specific method statement for the adjacent Public Right of Way Footpath 8SM and adjacent bridge shall be submitted to, and approved in writing by, the Local Planning Authority within one month of the date of decision. The specific method statement shall include a dilapidation survey and details of how the public right of way will be reinstated and site made safe following demolition.  
Reason. To mitigate the impact of the demolition traffic generated by the proposed development on the adjacent public right of way and maintain the integrity of the adopted public right of way pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, RT3/4 - Recreational Routes, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.
- 4 The demolition of buildings B6 and B8 may cause harm to roosting bats as identified in the Daytime bat walkover survey and assessment and results of emergence survey 1 July 2026. The demolition of these buildings shall not in any circumstances commence unless a qualified ecologist is present on site.  
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies EN6/3 - Features of Ecological Value, EN6/4 - Wildlife Links and Corridors, Places for Everyone Joint Development Plan Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.
- 5 To minimise the risk of introduction of invasive species to the site and the spread of invasive species around the site and into the adjacent habitats, all machinery / plant to be brought to the site must be clean. Wheels / tracks of machinery / plant must have been pressure washed before use at the site.  
Reason. To ensure the check of the spread of species that are listed as invasive non-native species under the Wildlife and Countryside Act 1981 and in order to

safeguard the biodiversity of the site and its surroundings, pursuant to Policies JP-P1: Sustainable Places and JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

- 6 The demolition of building B4 as identified in the Daytime bat walkover survey and assessment and results of emergence survey 1 July 2026 shall not occur between the 1st March and 31st August in any year unless a qualified ecologist is present on site.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies, EN6/3 - Features of Ecological Value, EN6/4 - Wildlife Links and Corridors, Places for Everyone Joint Development Plan Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.

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