

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 Ahmed
4 Millbank
Westminster
London
SW1P 3JA

PART 1 - Particulars of Application

Application Number: 72670

Date of Registration: 06/01/2026

Proposal:

Prior approval for proposed demolition of existing building

Location:

Cygnets Hospital, The Gate House, High Bank, Bury, BL8 2BS

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 decision relates to drawings -

Proposed demolition plan of lodge building dwg 2266A/01 by ANW Architects
Building Method Statement
Photo of site notice
Arboricultural Impact Assessment and Method statement report ref 4396/R/200 Nov 2025
Bat survey report ref no. FE566/BAT01 Nov 2025
Proposed site plan - restoration extract dwg 000000 - CYG - V1 - 00 - DR - K - 2001
Revised Bridge Assessment Structural Calculations dated 7/4/26 rev B

and the development shall not be carried out except in accordance with the drawings 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 Plan listed.

- 2 The measures and facilities detailed in the approved method statements 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 Policies EN1/2 and PfE Policy JP-C8.

- 3 If the demolition hereby approved does not commence before 30th April 2027, the building shall be reassessed for bat roosting potential and the finding supplied to and agreed in writing by the LPA.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6/3 – Features of Ecological Value, JP-G8 and Section 11 of the National Planning Policy Framework.
- 4 All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
- 5 Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site, and;
The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc) submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 6 The area of land to be restored for parking shall be carried out within three months of the completion of the demolition. The approved landscaping shall be carried out no later than 4 months of the completion of the demolition or within the first available planting season, whichever is the sooner. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.
Reason. To secure the satisfactory restoration of the site and in the interests of visual amenity pursuant to policies EN1/2, EN8/2, JP-G7 and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
- 7 The works hereby approved shall adhere to the capacity limits and restrictions for loads identified in the 'Bridge Assessment Report' (Revision B dated 07.04.26) by Reid Jones Partnership, and the pending assessment of the North span of the bridge.
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, ensure that the adopted highways are kept free of deposited material from the demolition operations and in order to maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to policies JP-C8 and the

principles of the NPPF.

- 8 The measures and facilities indicated in the submitted 'Building Method Statement' and approved plan - Proposed demolition plan of lodge building' dwg 2266A/-1 by ANW Architects in addition to the need to undertake a photographic dilapidation survey of the adopted highways leading to and abutting the site (to a scope to be agreed) and any traffic management, pedestrian safety measures and subsequent remedial works required by the Highway Authority as a direct result of the demolition of the building, 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 period. All highway remedial works identified as a result of the dilapidation survey undertaken shall be implemented to a timescale to be agreed with, the Local Planning Authority.
- 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, ensure that the adopted highways are kept free of deposited material from the demolition operations and in order to maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to policies EN1/2 and JP-C8.

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

NPPF	National Planning Policy Framework
EN1/2	EN1/2 - Townscape and Built Design
EN8/2	EN8/2 - Woodland and Tree Planting
EN7/2	EN7/2 - Noise Pollution
EN6/3	EN6/3 - Features of Ecological Value
HT2/4	HT2/4 - Car Parking and New Development
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development

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:

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Revised Bridge Assessment Structural Calculations dated 7/4/26 rev B

NOTES TO APPLICANT

- . This recommendation relates to the 'Structural Calculations for Bridge Assessment' received by this Section on 13 April 2026.
- . The applicant's attention is drawn to Section 80 of the Building Act 1984 and the need to give six weeks prior written notice to the Department for Operations detailing any proposed demolition works in connection with the proposed development.

- . The applicant's attention is drawn to the existence of Public Right of Way (Bridleway) No. 186, Bury, which forms the access to and abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.
- . The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council as Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.

Signed:



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On behalf of the Council

Date of Decision: 17/04/2026