



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Application to determine if prior approval is required for a proposed: Demolition of Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

1 The Elms

Address Line 1

Elms Close

Address Line 2

Address Line 3

Bury

Town/city

Whitefield

Postcode

M45 8XS

Description of site location must be completed if postcode is not known:

Easting (x)

380826

Northing (y)

406577

Description

Application is 1- 5 Elms Flats, off Elms Close, Whitefield - Demolition of a former Manor House - Now owned by the local authority.
Was subdivided into 5 separate flats around fifty years ago.

Applicant Details

Name/Company

Title

Mr

First name

Pete

Surname

Masters-Hall

Company Name

Six Town Housing, on behalf of Bury Council

Address

Address line 1

6 Knowsley Place

Address line 2

Angouleme Way

Address line 3

Town/City

Bury

County

Country

United Kingdom

Postcode

BL9 0EL

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

Victorian building.

Formally a manor house (around 120 years old) it is assumed that the local authority became the new owners around fifty years ago. It was split into five separate, one bedroom properties with small extensions added to the rear.

Please state the reasons why demolition needs to take place

Building is in bad state of disrepair with a significant outbreak of dry rot.

Options appraisals have been undertaken for the future of the building, regrettably refurbishing it to modern standards are cost prohibitive mainly due to the dry rot and the works required to bring it to a standard with all current building regulations.

Please describe the proposed method of demolition

A structural survey has been undertaken and within it (section 5) describes the methodology to be used and all the control systems to be put in place

How and where would spoil/rubble be disposed of?

Rubble to be disposed of in line with the contract, disposed and recycled as necessary.
Taken away by road and disposed recycled in line with current regulations and licence obligations.

Please provide details of the proposed restoration of the site

Flattened and levelled in line with Scope of works (attached)

When do you expect the works to commence (date must be post application submission)?

02/01/2023

When do you expect the works to be completed (date must be post application submission)?

31/03/2023

Are there any public Rights of Way within the site or immediately adjoining the site?

- ☐ Yes
☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☒ Yes
☐ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☒ Yes
☐ No

If Yes, please show details on a plan and provide the reference number of the plan(s):

Preliminary Tree Survey V 1.0

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I / We hereby apply for Prior Approval: Demolition of building as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Pete Masters-Hall

Date

12/11/2022

Amendments Summary

Removed the badger survey