

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 Dave George
Just-H Architects
46 Manchester Road
Chorlton
Manchester
M21 9PH

On Behalf Of:

Mr Richard Spensley
Bury Council
Town Hall
Knowlsey Street
Bury
BL9 0SW

PART 1 - Particulars of Application

Application Number: 70861

Date of Registration: 17/06/2024

Proposal:

Prior approval for proposed demolition of part of the existing bus station canopy that abuts the existing Admiral Bingo Hall (Princess Parade).

Location:

47 Market Street, Bury, BL9 0BH

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 BURMAR-JHA-V6-XX-DR-A-0112 Rev P13, BURMAR-JHA-V6-XX-DR-A-0171, Ecology Report 2482901 – Rev0, Stage 1 and 2 Arboricultural Impact Assessment Report, Pre construction phase - demolition risk assessment, Dust Management Plan Rev A, Outline Demolition Method Statement & Assessment of Risks BURMAR/DEM/PA/RS/01 Revision D, Preliminary Ecological Appraisal Report 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 Development Plan listed.

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Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Development Plan listed.
- 2 Prior to commencement of the demolition of the canopy hereby approved, the specific method statement and risk assessment referenced in the Outline Demolition Method Statement & Assessment of Risks BURMAR/DEM/PA/RS/01 Revision D shall be submitted to, and approved in writing by, the Local Planning Authority. The specific method statement shall include details of the provision, where necessary, of all temporary pedestrian facilities/protection measures, temporary closure/diversion of the affected route through the site and provision of an alternative route(s) and signage scheme for all affected pedestrians. The approved method statement 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.
Reason. To mitigate the impact of the demolition traffic generated by the proposed development on the adjacent highways, maintain the integrity of the adopted highway, ensure adequate pedestrian 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 Policy JP-C8 Transport Requirements of New Development.
- 2 Prior to commencement of the demolition of the canopy hereby approved, the specific method statement and risk assessment referenced in the Outline Demolition Method Statement & Assessment of Risks BURMAR/DEM/PA/RS/01 Revision D shall be submitted to, and approved in writing by, the Local Planning Authority. The specific method statement shall include details of the provision, where necessary, of all temporary pedestrian facilities/protection measures, temporary closure/diversion of the affected route through the site and provision of an alternative route(s) and signage scheme for all affected pedestrians. The approved method statement 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.
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The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
EN6/3	EN6/3 - Features of Ecological Value
JP-C8	Transport Requirements of New Development
EN8/2	EN8/2 - Woodland and Tree Planting
JP-P1	Sustainable Places
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G7	Trees and Woodland
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:

BURMAR-JHA-V6-XX-DR-A-0112 Rev P13, BURMAR-JHA-V6-XX-DR-A-0171, Ecology Report 2482901 – Rev0, Stage 1 and 2 Arboricultural Impact Assessment Report, Pre construction phase - demolition risk assessment, Dust Management Plan Rev A, Outline Demolition Method Statement & Assessment of Risks BURMAR/DEM/PA/RS/01 Revision D, Preliminary Ecological Appraisal Report

NOTES TO APPLICANT

1. COPA INFORMATIVE 01 - THE CONTROL OF POLLUTION REGULATIONS 1974, SECTION 60. CONTROL OF NOISE ON CONSTRUCTION SITES

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.
2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
3. All plant and machinery in use shall be properly silenced and maintained in

accordance with the manufacturer's instructions.

4. Any emergency deviation from the above (1 – 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Pollution Regulations 1974.

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.

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Signed:

A handwritten signature in black ink, appearing to read 'Paul Harte', is written over a dotted line.

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On behalf of the Council

Date of Decision: 11/07/2024