

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:

Mrs Rachael Oldroyd
Just-H Architects
46 Manchester Road
Chorlton
Manchester
M21 9PH

On Behalf Of:

Mr Richard Spensley
Bury Council
Bury Market
Murray Road
Bury
BL9 0BD

PART 1 - Particulars of Application

Application Number: 69323

Date of Registration: 02/02/2023

Proposal:

Prior approval for proposed demolition of 3 no. existing buildings and removal of market canopies (enabling works for proposed new Flexihall and market canopy and associated landscaping and servicing)

Location:

Bury Market, Murray Road, Bury, BL9 0BJ

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-00-XX-DR-A-0001 Rev P04, BURMAR-JHA-V6-XX-DR-A-0112 Rev P09, Demolition method statement & assessment of risks Revision A, Preliminary ecological appraisal report, Stage 1 and 2 Arboricultural Impact Assessment Report, Methodology breeding birds survey 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 The demolition hereby approved shall be carried out in accordance with Risk Assessment Method Statement (RAMS) FDL004 Revision 5, and drawing Remaining Wall Height - Flood Defence 10408/20/PP01
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 off street car parking provision 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.
- 3 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: This is to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to the National Planning Policy Framework.

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	EN7 - Pollution Control
EN7/2	EN7/2 - Noise Pollution
EN6	EN6 - Conservation of the Natural Environment
EN6/3	EN6/3 - Features of Ecological Value
HT4	HT4 - New Development
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-00-XX-DR-A-0001 Rev P04
BURMAR-JHA-V6-XX-DR-A-0112 Rev P09
Demolition method statement & assessment of risks Revision A
Preliminary ecological appraisal report
Stage 1 and 2 Arboricultural Impact Assessment Report
Methodology breeding birds survey

NOTES TO APPLICANT

1. 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 Business Growth and Infrastructure detailing any proposed demolition works in connection with the proposed development
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the need to apply for a hoarding permit, agree the position of the hoarding adjacent to/on the adopted highway and specification for and implementation of any highway remedial works that may be required as a result of the proposed demolition. The cost of the works will be the responsibility of the developer.

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 02/03/2023