



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	1
Suffix	
Property Name	
Address Line 1	Victoria Square
Address Line 2	
Address Line 3	Bury
Town/city	Whitefield
Postcode	M45 6AL

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

Easting (x)	Northing (y)
380858	405405
Description	

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Tudor

Company Name

Bury Metropolitan Borough Council

Address

Address line 1

6 Knowsley Place

Address line 2

Angouleme Way

Address line 3

Town/City

Bury

County

Lancashire

Country

United Kingdom

Postcode

BL9 0EL

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Proposed Demolition Works

Please describe the building(s) to be demolished

Brick Sides and back with up and over garage door and asbestos corrugated roof panels, on solid concrete slab bases
1 block of 8 in Heap Street to be demolished
2 blocks of 11 in Charles Street / Victoria Lane to be demolished

Please state the reasons why demolition needs to take place

They are generally in poor condition and a source of complaints from local councillors and tenants
3 blocks of 30 garages to be demolished

Please describe the proposed method of demolition

- Demolition and removal of existing concrete garages,
 - o including asbestos cement roof sheets.
 - o Floor Slabs can remain in situ
- Safe disposal of all materials in compliance with relevant legislation.
- Site clearance.
-

2. Applicable Standards and Regulations

- Control of Asbestos Regulations 2012
- Construction (Design and Management) Regulations 2015
- Health and Safety at Work Act 1974
- HSE Guidance: Asbestos Essentials
- Waste Management Regulations (Duty of Care)

3. Pre-Demolition Requirements

- Asbestos Survey: These are supplied by Bury Council.
- Notification: Notify the HSE if licensable work is required (typically asbestos cement sheets are non-licensable but require trained operatives).
- Risk Assessment & Method Statement (RAMS): Prepare detailed RAMS including:
 - o Safe handling of asbestos cement sheets.
 - o Dust suppression measures.
 - o Emergency procedures.
- Permit to Work: Obtain necessary permits from the client or local authority.

4. Site Setup

- Exclusion Zone: Establish a secure perimeter
- Decontamination Facilities: Provide welfare and PPE changing areas.
- Personal Protective Equipment (PPE):
 - o Disposable Type 5/6 coveralls.
 - o P3 respirators.
 - o Gloves and boots.

5. Demolition Methodology

- Asbestos Roof Removal:
 - o Remove sheets intact where possible (avoid breaking).
 - o Wet down sheets to minimize dust.
 - o Lower sheets carefully – do not throw or drop.
 - o Double-wrap in 1000-gauge polythene and label as asbestos waste.

- Concrete Garage Demolition:
 - o Use mechanical means after asbestos removal.
 - o Segregate waste streams (concrete, metal, timber).
- Dust Control:
 - o Use water suppression during concrete breaking.
 - o No dry sweeping.

6. Waste Management

- Asbestos Waste:
 - o Transport by licensed carrier to an approved hazardous waste facility. Complete consignment notes.
 - o
- Concrete and General Waste:
 - o Recycle where possible.
 - o Dispose of in accordance with Duty of Care.

7. Health & Safety

- Training: All operatives must have asbestos awareness and non-licensed removal training.
- Air Monitoring: Conduct reassurance air tests if required.
- Emergency Procedures: Spill kits and incident reporting in place.

8. Completion

- Site Clearance:
 - o Remove all debris and leave site clean and free of trip hazards.
- Documentation:
 - o Waste transfer notes.
 - o Consignment notes for asbestos.
- Site Plans/Usage
 - o There are no plans for development to these sites

- ☐ The site will be graded and level on completion
- ☐ Completion certificate.

How and where would spoil/rubble be disposed of?

Waste Management

- Segregate materials on-site:
 - ☐ Concrete (for crushing/recycling where applicable)
 - ☐ General waste
- Asbestos waste handled only by licensed contractor
- All waste removed by licensed carriers with appropriate documentation

Please provide details of the proposed restoration of the site

At this moment the site has no plans for regeneration or build
The site will be left level and free of any health & Safety issues with some remedial works to prevent this
No Parking will be affected as 20 garages are not tenanted so only external parking existing

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

16/08/2026

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

10/08/2026

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

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 the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Richard Tudor

Date

05/08/2026

Amendments Summary

Number of garages, removal of renovated garages