

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 Jordan Guy
Arup
3 Piccadilly Place
Manchester
M1 3BN

On Behalf Of:

Northern Care Alliance
Fairfield General Hospital
Rochdale Old Road
Bury
BL9 7TD

PART 1 - Particulars of Application

Application Number: 69880

Date of Registration: 10/07/2023

Proposal:

Prior approval for proposed demolition of existing two storey residential accommodation blocks, nos. 54, 55, 56 and 57

Location:

Fairfield General Hospital, Rochdale Old Road, Bury, BL9 7TD

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 B401 Rev B, Site Logistic Plan Rev 1, 001 P01, B401, Tree Condition Survey MTM065.VTA.01, Bat Survey Report UG1764, Asbestos Demolition Survey B-38673s3, Demolition Method Statement HD 8813, Health and Safety Plan, and Method Statement For Soft Strip, Demolition and Clearance Works of the Vacant Nursing Accommodation Blocks 54, 55, 56 & 57 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 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 Policy HT4 - New Development of the Bury Unitary Development Plan.
- 3 Prior to demolition of the structures, the identified asbestos containing material shall

be removed by an appropriately qualified contractor, in line with the Demolition Method Statement HD 8813 and Asbestos Demolition Survey B-38673s3 submitted with this application. Substantiating evidence, including copies of waste transfer documentation and a photographic record of the works, shall be submitted to demonstrate that the asbestos containing material has been 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.

- 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 The demolition of building 1 is likely to cause harm to common pipistrelle bats as identified in the Bat Survey Report by Urban Green ref. UG1764 and shall not in any circumstances commence unless the local planning authority has been provided with either:

a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or

b) a statement in writing from the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of 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
EN8/2	EN8/2 - Woodland and Tree Planting

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:

B401 Rev B, Site Logistic Plan Rev 1, 001 P01, B401, Tree Condition Survey

NOTES TO APPLICANT

1. The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Prior approval does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).
2. 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 the 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.
3. The applicant's attention is drawn to the existence of Public Rights of Way No. 57, Bury, which abuts/forms an access onto the 'contractor access/egress route' indicated on the submitted plans. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.

Signed:



3 of 3

.....
On behalf of the Council

Date of Decision: 04/08/2023