

DELEGATED REPORT

Report by Sam Summers	Date of report: 12/07/2023	Ref: 69681/DEM
Registration: 24/05/2023	LDfC: 15/06/2023	Expiry Date: 21/06/2023
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for proposed demolition of detached dwelling (comprising of 5 no. flats)

Location: 1- 5 The Elms, Elms Close, Whitefield, Manchester, M45 8XS

Description

Application for Prior Approval Determination Demolition under Part 11, Class B to Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application site contains one detached Victorian manor house which has been separated into 5no. individual flats.

The proposed development involves the demolition of the entire manor house. There are no protected trees within the demolition zone. A pre-demolition assessment report, schedule;e of works details of the restoration of the site and bat survey have been submitted as part of the application for prior approval. A statutory notice has been posed on site by the applicant as required by the regulations. An EIA screening opinion is not required as the site area is less than 5 hectares.

The buildings would be demolished to slab level and it is not proposed to import any materials onto the site.

The reason for the demolition of the buildings is for the future re-development of the site.

Relevant Planning History

69028 - Prior approval for proposed demolition of detached dwelling (comprising of 5 no. flats) - Withdrawn by Applicant 20/01/2023

Publicity

Letters to neighbours sent 05/06/2023 & Applicant Site Notice - No comments received

Statutory/Non-Statutory Consultations

Environmental Health - Contaminated Land - Asbestos condition to be added

Environmental Health - Pollution Control - No comment

Borough Engineer - Drainage Section - No Response

Traffic Section - Demolition traffic management plan condition requested

Greater Manchester Ecology Unit - No evidence of bats, if demolition includes site clearance beyond building footprint need a badger survey, Informative requested re: nesting birds

Pre-start Conditions - Yes

Unitary Development Plan and Policies

EN1/2	Townscape and Built Design
EN7	Pollution Control
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
HT6/2	Pedestrian/Vehicular Conflict
EN7/2	Noise Pollution
NPPF	National Planning Policy Framework

Issues and Analysis

The proposed demolition falls within the limitations of Class B of Part 11 to Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015. The site does not fall within any of the demolition exemptions as defined in the Interpretation of Class B - B.3, for the purposes of Class B under Part 11 of the GPDO.

Demolition - The proposed method of demolition is acceptable in that it is to be carried out by a specialist contractor with demolition plant. A Refurbishment / Demolition asbestos survey will be carried out prior to the demolition contractor attending site to identify elements of the building that may contain asbestos material. All identified asbestos will require removal by a specialist licenced contractor to allow the demolition of the building to commence. Demolish completely the existing Elms Flats building in its entirety, in a safe, well considered and controlled manner that takes due cognisance of the existing structural condition of the building and noting any guidance and requirements in the Structural Report dated 30th September 2022. Demolish in its entirety and remove the brick retaining wall/fence located adjacent to the existing soft landscaped area and existing access to the site. Remove external brick storage unit adjacent to return of wall/fence near soft landscaped area. Level out remaining soil/earth across the remainder of the site. Break up all existing ground floor slabs, grub up existing foundations, remove all arisings from site. Break up all existing surfacing, paving's, ramps, steps etc. including any associated sub-bases within the curtilage of the site and remove all arisings from site. Remove any walls, timber fences and railings (including any associated footings) etc., within the curtilage of the site and remove all arisings from site. Grub up all planted areas and shrubs (subject to Arboricultural Survey) within the curtilage of the site. Remove all arisings from site and backfill all voids with clean imported hardcore. Allow for protection to all existing trees and shrubs which are to remain during and after demolition. Upon completion of the works, grade off the site to suit adjoining levels and leave the site in a safe and hazard free condition. All demolition materials to be carefully taken down and disposed off-site. Removal of demolition debris material that has previously been disposed of within the building.

Restoration of the site - Upon completion the front of the site is to be provided with permanent herras fencing in order to fully secure the site from unauthorized access. One double gate for vehicular and pedestrian access is to be provided to allow access into the site. This gate is to be fitted with a padlock for security and a minimum of 2 keys to be provided to the Contract Administrator on completion of the demolition works.

Conclusion - Having regard to the above it is considered that Prior Approval should be granted as the proposal, subject to the attached conditions would fall within the limitations of Article 3 Schedule 3 Class B Part 11 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Recommendation: Prior Approval Required and Granted

Conditions and Reasons:

- 1 This approval relates to - Pre-Demolition Assessment - Reference: AL/WB/LM/32897 dated 30th September 2022, Location Plan dated 16/12/2021, Site plan submitted 24/05/2023, Schedule of works submitted 24/05/2023, Bat Emergence Report submitted 24/05/2023, 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 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. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 3 In addition to the measures indicated in the submitted 'Pre-Demolition Assessment Ref. AL/WB/LM/32897', no development shall commence unless and until a 'Demolition Traffic Management Plan' (DTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
 1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following demolition of the property;
 2. Access route for all demolition vehicles to the site from the Key Route Network;
 3. Access point/arrangements for demolition traffic from Elms Close, taking into consideration the need to maintain safe pedestrian/vehicular access to the adjacent residential properties and all temporary works required to facilitate access for demolition vehicles;
 4. Details of site hoarding/gate positions, taking into consideration the need to maintain vehicular access to the adjacent residential properties and for the measures to be retained until the site has been redeveloped;
 5. The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
 6. A scheme of appropriate warning/traffic speed signage in the vicinity of the site and its access;
 7. Confirmation of hours of operation and number of vehicle movements;
 8. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage demolition vehicle manoeuvres;
 9. Parking on site or on land within the applicant's control of operatives' and demolition vehicles, together with storage on site of demolition materials;
 10. Measures to ensure that loose materials, etc. are not spread onto the adjacent adopted highways as a result of the demolition operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the demolition operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

Reason. To mitigate the impact of the demolition traffic generated by the proposed development on the adjacent highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the demolition period and that the adopted highways are kept free of deposited material from the demolition operations.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	12/07/2023		