

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 Alan Ashworth
Ashworth Demolition
Lower Edge Farm
Tinklers Lane
Slaidburn
Lancashire
BB7 4TP

PART 1 - Particulars of Application

Application Number: 73411

Date of Registration: 08/07/2026

Proposal:

Prior approval for demolition – demolition of red brick mill, single storey, three storey and red brick chimney

Location:

Pioneer Mills, Milltown Street, Radcliffe, Manchester, M26 9WN

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 site plan received 15th July 2026, Method Statement and Risk Assessments The Removal of Internal Items from Units by Ashworth Demolition received 15th July 2026 and Daytime bat walkover survey and assessment and results of emergence survey received 15th July 2026 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 and Places for Everyone Joint Development Framework listed.
- 2 The measures and facilities detailed in the approved Method Statement and Risk Assessments received 15th July 2026 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 Development Plan Policies EN1/2 - Townscape and Built Design, RT3/4 - Recreational Routes , JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

- 3 A specific method statement for the adjacent Public Right of Way Footpath 8SM and adjacent bridge shall be submitted to, and approved in writing by, the Local Planning Authority within one month of the date of decision. The specific method statement shall include a dilapidation survey and details of how the public right of way will be reinstated and site made safe following demolition.
Reason. To mitigate the impact of the demolition traffic generated by the proposed development on the adjacent public right of way and maintain the integrity of the adopted public right of way pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, RT3/4 - Recreational Routes, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.
- 4 The demolition of buildings B6 and B8 may cause harm to roosting bats as identified in the Daytime bat walkover survey and assessment and results of emergence survey 1 July 2026. The demolition of these buildings shall not in any circumstances commence unless a qualified ecologist is present on site.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies EN6/3 - Features of Ecological Value, EN6/4 - Wildlife Links and Corridors, Places for Everyone Joint Development Plan Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.
- 5 To minimise the risk of introduction of invasive species to the site and the spread of invasive species around the site and into the adjacent habitats, all machinery / plant to be brought to the site must be clean. Wheels / tracks of machinery / plant must have been pressure washed before use at the site.
Reason. To ensure the check of the spread of species that are listed as invasive non-native species under the Wildlife and Countryside Act 1981 and in order to safeguard the biodiversity of the site and its surroundings, pursuant to Policies JP-P1: Sustainable Places and JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.
- 6 The demolition of building B4 as identified in the Daytime bat walkover survey and assessment and results of emergence survey 1 July 2026 shall not occur between the 1st March and 31st August in any year unless unless a qualified ecologist is present on site.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies, EN6/3 - Features of Ecological Value, EN6/4 - Wildlife Links and Corridors, Places for Everyone Joint Development Plan Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment 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
EC2/1	EC2/1 - Employment Generating Areas
EN6/3	EN6/3 - Features of Ecological Value
EN6/4	EN6/4 - Wildlife Links and Corridors
EN7/2	EN7/2 - Noise Pollution
RT3/4	RT3/4 - Recreational Routes
JP-P1	Sustainable Places
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-C5	Streets For All

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:

NOTES TO APPLICANT

1. It is brought to your attention that the demolition of any building or structure over 50 cubic metres requires notice under Section 80 of the Building Act 1984 to be given to the Local Authority, in writing, a minimum of six weeks prior to any demolition work starting. The on-line form can be found on www.bury.gov.uk
2. The applicant's attention is drawn to the fact that if bats, or any other protected species are found or suspected at any time during the works, works should cease immediately and advice sought from a suitably qualified ecologist.
3. **INFORMATIVE - The Control of Noise Regulations 1975, 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 Noise Regulations 1975.
4. The applicant/developer is advised that if any scaffolding, hoarding, access equipment, skips, plant, materials or other structures are required to be placed on, over or within the adopted highway/public pavement in association with the approved development, the appropriate licence(s) must be obtained from the Highway Authority prior to installation. No scaffolding shall be erected on the public highway without the necessary pavement/highway licence and any other relevant permits being granted. The developer is responsible for ensuring that all works comply with the requirements of the Highway Authority and all relevant health and safety legislation.
5. The applicant's attention is drawn to the existence of Public Right of Way No. 8 St. Mary's, Radcliffe, which abut the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.
6. 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 as 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.

Signed:

A handwritten signature in black ink, appearing to read 'P. H. H.', written in a cursive style.

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On behalf of the Council

Date of Decision: 05/08/2026