

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:

Miss Furber
Iceni Projects
This is the Space
68 Quay Street
Manchester
Manchester
M3 3EJ

On Behalf Of:

c/o
Dwyer Asset Management Ltd
4 Fitzhardinge Street
Fitzrovia
London
W1H 6EG

PART 1 - Particulars of Application

Application Number: 68468

Date of Registration: 16/05/2022

Proposal:

Prior approval for demolition of Single and two storey car park and four free standing plant room buildings to enable future redevelopment plans for the wider site.

Location:

O2, Dumers Lane, Bury, BL9 9QL

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 - Demolition Works - Risk Assessment and Method Statement (RAMS) - MS/RA Reference T22066-01 dated 15th July 2022, Demolition Plan 11392 DE L01 Revision B, Site Location Plan 11392 01 Revision A, Existing Elevations EX E01 Revision C 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 No work or other activity or operation of plant or machinery shall take place on the site on Saturdays, Sundays or Bank Holidays and all work and other activity on other days shall be confined to the following hours:- 0800 hrs to 1700 hrs, Monday to Fridays.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EN7/2 - Noise Pollution.

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
EN6 EN6 - Conservation of the Natural Environment
EN6/3 EN6/3 - Features of Ecological Value
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict
EN7/2 EN7/2 - Noise Pollution
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:

Demolition Works - Risk Assessment and Method Statement (RAMS) - MS/RA Reference T22066-01 dated 15th July 2022, Demolition Plan 11392 DE L01 Revision B, Site Location Plan 11392 01 Revision A, Existing Elevations EX E01 Revision C

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's attention is drawn to the fact that whilst it appears unlikely that bats are roosting within the buildings as with all development if a bat is found works should stop immediately and Natural England and a professional ecologist consulted.

Signed:



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On behalf of the Council

Date of Decision: 29/07/2022