

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 17/04/2026	Ref: 72670/DEM
Registration: 06/01/2026	LDfC: 29/01/2026	Expiry Date: 03/02/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area:	Adv Type: PI
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for proposed demolition of existing building

Location: Cygnet Hospital, The Gate House, High Bank, Bury, BL8 2BS

Description

The application site contains a two storey gate house building located within the grounds of the hospital. The building is located at the entrance to the site

The building is of brick and stone construction, with a slate roof.

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

The proposed development involves the demolition of the gatehouse building. No planning application has been submitted for these works.

The site is subject to a group TPO, that covers the whole of the hospital grounds. Trees are located within the demolition debris protection zone. A building method statement, part site layout showing demolition of lodge building, Arboricultural Impact assessment and Method Statement have been submitted.

A restoration plan to show how the site is to be restored has been submitted.

A Bridge Assessment Structural Report has been submitted.

A statutory notice has been posted on site by the applicant as required by the regulations.

Relevant Planning History

46225 - Temporary office accommodation at Mayflower Hospital, Bolton Road, Bury. Approved with conditions - 13 June 2006.

44446 - Proposed medium secure residential care unit and change of use of 10 bed unit to administration block and change of use of gate lodge offices to security control building and fencing at Alpha Hospitals, Bolton Road, Bury. Approved with conditions - 24 May 2005.

48832 - Renewal of consent for temporary office accommodation at Mayflower Hospital, Bolton Road, Bury. Approved with conditions - 10 December 2007.

51629 - Renewal of consent (48832) for temporary office accommodation at Alpha Hospital, Bolton Road, Bury. Approved with conditions - 24 September 2009

51670 - Demolition of existing 10 bed low secure unit, gate lodge security access control

unit and temporary offices; erection of new low secure psychiatric hospital unit; medium secure psychiatric unit; security access control building with underground and surface car and cycle parking and associated landscaping at Alpha Hospital, Bolton Road, Bury. Withdrawn - 5 November 2009

51946 - Demolition of existing 10 bed low secure unit, gate lodge security access control unit and temporary offices; erection of new low secure psychiatric hospital unit; medium secure psychiatric unit; security access control building with underground and surface car and cycle parking and associated landscaping at Alpha Hospital, Bolton Road, Bury. Approved with conditions - 15 December 2009

51946 - Proposed demolition of existing 10 bed low secure unit, gate lodge security access control unit, temporary offices and the erection of new low secure psychiatric hospital unit, medium secure psychiatric hospital unit, security access control building - Approved 16/12/2009

56481 - Two storey extension, single storey extension and extension at second floor of Forestwood,, basement extension and s/s extension to low secure units, two storey extension and office accommodation - Approve with Conditions 13/11/2013

60570 - Part two storey and single storey 18 bed low secure accommodation with offices and associated facilities and two storey gatehouse together with internal access route, car parking and associated works following demolition of the existing White House and Gatehouse - Approve with Conditions 21/12/2016

64223 - Part two storey/part single storey 18 bed low secure accommodation with offices and associated facilities and two storey gatehouse together with internal access route, car parking and associated works following demolition of the existing White House. Erection of outbuilding to be used as a Recovery College classroom. Alterations to the South Hampton existing entrance area and creation of new seclusion suite - Approve with Conditions 09/10/2019

65036 -Non-material amendment following grant of planning permission 64223: Amendment to location of new parking spaces prior to commencement of the development of the White House and final parking layout scheme - Approve with Conditions 20/01/2020

67581 - Non material amendment following approval of planning permission 64223- Amendments to part two storey part single storey 18 bed low secure unit to include removal of single storey element and utilisation of roof void for use as multi function and meeting space together with alterations to 2no stair cores to allow access; Elevations revised to simplify roof structure (ridge height to remain as approved) including revised flat roofs and 2no stair cores; Minor amendments to external window and door positions - Approve with Conditions 12/11/2021

71093 - Prior approval for proposed demolition of existing building - PPRR 14/10/26

LP/TPO/01014 - 2 Ash complete dead wood. Remove epicormic growth around the fence; 3 Ash In severe decline. Fell to leave a stump at 3m; 5 Ash Complete dead wood; 6 Ash Complete dead wood; 7 Ash Complete dead wood; 8 Ash Dead. Fell to ground level; 9 Ash Complete dead wood; 10 Ash Complete dead wood; 11 Ash Complete dead wood. 12 Ash Complete dead wood; 13 Ash Dead ash – some regenerative growth but insufficient to maintain life. Fell; 14 Ash Complete dead wood; 15 Chestnut Dead. Fell; 17 Ash In severe decline. Fell; G1 Group 9 trees from the Duck House onwards. 2 sycamores and 7 ash. Complete dead wood; G2 Lime 2 well-formed trees as one visual unit in the landscape. Complete dead wood - Approve with Conditions 31/08/2023

Publicity

The applicant has posted a site notice dated 6/1/26.

One representation received with the following comment -

- This beautiful building has so much history and should not be demolished
- Lots of people perceive that this fantastic building, that has so much character, is actually a listed building. The building is not empty and unoccupied as stated in the planning application, this is a complete lie, it is occupied by many staff in the Security and IT support departments with at least 5 occupied desks on the Ground floor.
- It would be a very sad day if this lovely, iconic, historic, beautifully built building was to come down - my family remember it's very distinctive curved bay window and the days of Alpha and Florence Nightingale hospital.
- Please save the history and heritage of this fantastic and beautiful building Bury Council and therefore do not allow the demolition of this.

Statutory/Non-Statutory Consultations

Greater Manchester Ecology Unit - No objection

Traffic Section - No objection subject to condition.

Environmental Health - Contaminated Land - No response received.

Environmental Health - Pollution Control - No comments to make

Pre-start Conditions - Not relevant

Development Plan and Policies

NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
EN8/2	Woodland and Tree Planting
EN7/2	Noise Pollution
EN6/3	Features of Ecological Value
HT2/4	Car Parking and New Development
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

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.

Permitted development

B. Any building operation consisting of the demolition of a building.

Development not permitted

B.1 Development is not permitted by Class B if -

(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support.

The applicant states the building is vacant and no longer serves a functional purpose and its current condition and location present an ongoing risk to highway safety.

In the Building method Statement it is stated that the building is brick and stone constructed over a slate roof. Traditional construction techniques appear to have been used and there is little concern for instability due to the works being carried out.

It is therefore considered B.1 (a) would not apply.

(b) the demolition is "relevant demolition" for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area).

The site does not lie within a Conservation Area, is not a Listed Building.

B.1 (b) therefore does not apply.

(c) the building is used, or was last used, for a purpose falling within—

(i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or

(ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order;

The building is not or has not been used for either of these purposes.

B.1 (c) therefore does not apply.

(d) the building is used, or was last used, for the purpose of—

(i) a concert hall;

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- (ii) a venue for live music performance; or
- (iii) a theatre.

The building is not or has not been used for these purposes.

B.1 (d) therefore does not apply.

(e) the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure—

- (i) that is a listed building;
- (ii) that is a scheduled monument;
- (iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship;
- (iv) within the grounds of a museum or art gallery; or
- (v) within the curtilage of a dwellinghouse

The demolition relates to none of the above.

B.1 (e) therefore does not apply.

As such the site does not fall within any of the demolition exemptions as defined in the Interpretation of B1 Class B under Part 11 of the GPDO.

Conditions

B2. b (i) requires the developer to provide details of the method of demolition and the proposed restoration of the site.

Demolition

The applicant has provided a Building Method Statement which sets out the scope of works which includes hoarding/fencing and secure site, isolation of services, removal of hardstanding and foundations.

Soft strip of the building would be carried out by hand to remove loose items fixtures and fittings and chattels. Where deemed necessary upper levels will be demolished by hand to reduce them to a safe level and create access for the machine to demolish floors and internal partition walls.

A demolition plan has also been submitted to accompany the detailed building demolition statement.

Restoration

A restoration plan has been submitted for the site which proposes to provide 13 parking spaces together with a landscaped area which includes the planting of new trees and bedding plants.

This would be an acceptable solution for the restoration of the site.

B3 - Interpretation of Class B

The applicant would comply with the interpretations of Class B

Highways

The applicant has submitted a Bridge Assessment with structural calculations to assess the weight capacity of the bridge to ensure it would be capable of facilitating the size and weight of vehicles and their loads when traversing the bridge.

The Highway Engineers are satisfied with the results of the assessment and the capacity of the bridge subject to a condition that the works adhere to the capacity limits and restrictions for loads identified in the assessment report.

The bridge access to the site is a Public Rights of Way. The developer should ensure that pedestrian access is not detrimentally affected during the demolition works.

The Building demolition statement acknowledges that there would be a requirement for

banksmen where vehicles would be reversing on or near the PRoW.

Ecology

Summary

No evidence of bats or nesting birds was recorded in the building proposed for demolition.

Bats

A bat assessment followed by two emergence survey occurred at an appropriate time of year. No evidence of bats roosting was recorded. GMEU have no reason to doubt the findings of the report and no further information is required at this time. GMEU recommend a condition along the following lines is applied to any approval -

If the demolition hereby approved does not commence before 30th April 2027, the building will be reassessed for bat roosting potential and the finding supplied to and agreed in writing by the LPA.

Nesting birds

No evidence of birds having nested on the building was recorded but bird nesting opportunities were identified. GMEU therefore recommend an informative along the following lines is applied to any approval notice -

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).

No trees would be removed as a result of the demolition works.

Response to objection

The applicant has provided to a response to the comments made as follows -

- The building is not in permanent use. Any occupation is temporary and informal, and it is not a fixed or designated office for IT or Security staff.
- The building is not listed, nor is it capable of being listed. It's condition is poor, and it has been professionally assessed as unsuitable for retention.
- The planning application does not misrepresent the building's status. Temporary use not change its planning position or undermine the case for demolition.
- The proposed demolition is intended to improve accessibility and traffic management, as clearly set out in the application. It should also be noted that demolition consent has previously been granted.

Recommendation: Prior Approval Required and Granted

Conditions and Reasons:

- 1 This decision relates to drawings -

Proposed demolition plan of lodge building dwg 2266A/01 by ANW Architects

Building Method Statement

Photo of site notice

Arboricultural Impact Assessment and Method statement report ref 4396/R/200 Nov 2025

Bat survey report ref no. FE566/BAT01 Nov 2025

Proposed site plan - restoration extract dwg 000000 - CYG - V1 - 00 - DR - K - 2001

Revised Bridge Assessment Structural Calculations dated 7/4/26 rev B

and the development shall not be carried out except in accordance with the drawings 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 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 Policies EN1/2 and PfE Policy JP-C8.

- 3 If the demolition hereby approved does not commence before 30th April 2027, the building shall be reassessed for bat roosting potential and the finding supplied to and agreed in writing by the LPA.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6/3 – Features of Ecological Value, JP-G8 and Section 11 of 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 Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site, and;

The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc) submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 6 The area of land to be restored for parking shall be carried out within three months of the completion of the demolition. The approved landscaping shall be carried out no later than 4 months of the completion of the demolition or within the first available planting season, whichever is the sooner. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory restoration of the site and in the interests of visual amenity pursuant to policies EN1/2, EN8/2, JP-G7 and chapter 15 -

Conserving and enhancing the natural environment of the NPPF.

- 7 The works hereby approved shall adhere to the capacity limits and restrictions for loads identified in the 'Bridge Assessment Report' (Revision B dated 07.04.26) by Reid Jones Partnership, and the pending assessment of the North span of the bridge.
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, ensure that the adopted highways are kept free of deposited material from the demolition operations and in order to maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to policies JP-C8 and the principles of the NPPF.
- 8 The measures and facilities indicated in the submitted 'Building Method Statement' and approved plan - Proposed demolition plan of lodge building' dwg 2266A/-1 by ANW Architcts in addition to the need to undertake a photographic dilapidation survey of the adopted highways leading to and abutting the site (to a scope to be agreed) and any traffic management, pedestrian safety measures and subsequent remedial works required by the Highway Authority as a direct result of the demolition of the building, shall be adhered to throughout the demolition period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition period. All highway remedial works identified as a result of the dilapidation survey undertaken shall be implemented to a timescale to be agreed with, the Local Planning Authority.
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, ensure that the adopted highways are kept free of deposited material from the demolition operations and in order to maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to policies EN1/2 and JP-C8.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT 17/4/26		DM 17.04.2026	