

APPLICATION NUMBER: 25/00260/DEM

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00260/DEM

CASE OFFICER

Tom Hiles

DETERMINATION DATE 14.04.2025 EXT OF TIME N/A

Address: RSPCA, 1 Redcross Street Rochdale OL12 0NZ

Proposal: Application for prior approval for the demolition of the part single/two storey building

PUBLICITY	Weekly list expired?	N/A	Site notice expired?	N/A
	Neighbour letters expired?	N/A	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N/A
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

PRIOR APPROVAL GRANTED

CHECKED AND SIGNED OFF BY: Melanie Hale

DATE: 14th April 2025

SITE

The application site is a complex of attached single-storey and two-storey buildings constructed of brick with tiled pitched roofs and membrane flat roofs, located on the corner of High Street and Redcross Street to the north of Rochdale town centre. The buildings were previously in use as an RSPCA animal rescue centre.

PROPOSAL

The application gives prior notification, pursuant to the provisions of Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), of the proposed demolition of the existing building on site. Relevant matters are the method of demolition and the proposed restoration of the site.

A previous prior approval application relating to the same matter was withdrawn from consideration to allow for bat surveys of the buildings to be undertaken during the roosting season. The re-submitted application is supported by the following documents:

- ☐ Method Statement for Demolition
- ☐ Demolition Survey
- ☐ Preliminary Ecological Appraisal and Preliminary Roost Assessment

Additional information at resubmission:

- ☐ Bat Emergence and Re-Entry Surveys
- ☐ Photos of demolition site notices placed at the application site

RELEVANT PLANNING POLICY

National Guidance

National Planning Practice Guidance (NPPG)

Legislation

Part 11 of The Town and Country (General Permitted Development) (England) Order 2015 (as amended)

RELEVANT SITE HISTORY

23/01060/DEM - Application for prior approval for the demolition of the two storey building - Withdrawn 25.10.2023

CONSULTATION RESPONSES

Greater Manchester Ecology Unit: No evidence of bats roosting or birds nesting was found on the building proposed for demolition. Recommend informatives/conditions in relation to developer's obligations in relation to bats and to nesting birds.

Highways And Engineering: Recent demolition of properties has seen significant damage to the footways surrounding sites. We therefore require a dilapidation survey is undertaken before demolition takes place and upon completion of demolition with any new damage to the footway remediated upon site completion.

Environmental Health – Noise, Odours and Air Quality: No comments received to date

REPRESENTATIONS

No direct notifications have been issued by the Local Planning Authority. A site notice has been displayed at the site by the applicant, as is a requirement under Part 11 of the GPDO.

ANALYSIS

Permitted Development

Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permits any building operation consisting of the demolition of a building, subject to the exclusions set out in paragraph B.1. In relation to this paragraph it is noted that the proposal does not fall within criteria (a) to (e).

Class B.2 of the same, states development is permitted by Class B subject to relevant conditions:

(a) where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the demolition;

(b) where the demolition does not fall within paragraph (a) and is not excluded demolition –

(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site

The building appears to be in relatively good condition, where the demolition cannot be considered to be urgently necessary in the interests of safety or health within the meaning of the GPDO and therefore the proposal does not fall within paragraph (a) and does not represent 'excluded demolition'. Therefore, the developer has correctly applied to the Council for determination as to whether prior approval is required in respect of the method of demolition and the proposed restoration of the site.

Class B.2 (b) continues under (iv) that:

(iv) the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;

The applicant has provided photographic evidence of the site notice placed at the site and as such has satisfied the site notice requirements.

Therefore, in view of the above, the application constitutes permitted development under Schedule 2, Part 11 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The Local Planning Authority also note that the development does not fall under the requirements of EIA development as set out under Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Prior Approval of Details

As detailed under Class B.2 (b), the developer must apply for determination as to whether prior approval is required as to the method of demolition and any proposed restoration of the site.

The application includes a detailed Method Statement for Demolition (as well as a Demolition Survey indicating the condition of the buildings) which includes:

- Details of parking for site operatives and visitors, the loading and unloading of plant and materials, storage of plant and materials, vehicle movements (outline traffic management plan) including wheel washing, soft stripping of the site, removal of asbestos (if required), machine and manual demolition of the building, removal of materials and recycling/waste. The Method Statement for Demolition clearly sets out how these works will be undertaken and also identifies site access and welfare facilities for the contractors.
- Anticipated noise levels of the proposed works and the proposed hours of work and deliveries, which would be Monday-Fridays 0800 to 1730 with no work or deliveries on Saturdays, Sundays and Bank holidays.
- Health and safety requirements during the works and advises how the surrounding area will be protected from pollution from the development, including protection from dust.
- Details of security fencing
- Clarification that a photographic dilapidation survey of the site, including footways and carriageways leading to and abutting the site is to be carried out on completion of the works.
- Notes that the site will be finished by backfilling any voids using material from the demolition, grading the ground level, spreading imported topsoil over the cleared area, which will then be cultivated and seeded. Open areas of the cleared site will be enclosed with a knee rail fence. Any damage caused to the footpath and adjoining roads will be reinstated and made good. It is considered that adherence to this aspect of the method statement would reasonably satisfy the requirements noted by the Highways officer.

The method of demolition and means of restoring the site, both as summarised above are considered to be acceptable.

The submitted ecological information (as previously submitted and now supplemented by a bat emergence survey report) has been reviewed by GMEU, who raised no objections to the demolition being undertaken in terms of effects on protected species.

Further to the above, the submitted details of demolition and restoration of the site is acceptable and the recommendation is that prior approval be granted.

RECOMMENDATION

PRIOR APPROVAL GRANTED

1. The demolition hereby approved shall be carried out in full accordance with the Method Statement for Demolition of RSPCA, 1 Redcross Street, Rochdale (dated 14/03/2024), including in terms of working days and hours, and surveying and restoring footways and carriageways surrounding the application site. The site shall thereafter be restored and maintained in accordance with the relevant details set out in this Method Statement.
Reason: In the interests of amenity and highway safety in accordance with policies P3, G9, DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Notes for Applicant:

1. For the avoidance of doubt, this decision relates to the following list of plans and documents:
 - Location Plan
 - Method Statement for Demolition, dated 14/03/2024
 - Demolition Survey of Redcross Street, Rochdale OL12 0NZ, dated 24th November 2023
 - Preliminary Ecological Appraisal and Preliminary Roost Assessment, dated 31/08/2023
 - Bat Emergence and Re-Entry Surveys, dated 22nd July 2024
2. Bats are a European Protected Species which are mobile in their habitats and can turn up in the most unlikely places. Whilst the building to be demolished has been found to be very low risk, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).
3. 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 of demolition works 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).
4. The applicant is advised that it is an offence under the Highways Act to allow materials to be deposited on the highway from uncleaned or badly loaded vehicles. The applicant should therefore ensure that adequate measures are in place to prevent mud etc being deposited on the surrounding highway network.