

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00949/DEM

CASE OFFICER

Anna Hayes

DETERMINATION DATE 25.10.2024 **EXT OF TIME** 21.11.2024

Address: Bowlee Bungalow Heywood Old Road Middleton M24 4SD

Proposal: Prior approval for the demolition of single storey brick built building

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

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	NN
	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/A

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

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RG

DATE: 28 November 2024

SITE

The application relates to a single storey flat roof brick built building known as 1 Bowlee Bungalow located adjacent to the Bowlee Community Organisation building just off Heywood Old Road (A6045). Immediately to the north west of the modular building is a large car park and surrounded to the south by Bowlee Community Park. To the north is an open field and Edgar Wood Academy.

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 a single storey modular building known as Bowlee Bungalow. Relevant matters are the method of demolition and the proposed restoration of the 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

None.

CONSULTATION RESPONSES

Environment Agency

No comments received to date.

Local Highway Authority

No comments received to date.

Environmental Health

Initial Comments: This section has no objections in principle to the proposals, we would recommend the following conditions:

- ☐ No works are started until the results of the asbestos survey are known.
- ☐ If the asbestos survey shows that it is present in the building the method statement will be amended accordingly.
- ☐ If at any time asbestos is thought to be present, work must stop, and further assessment will be carried out, with the method statement amended accordingly.
- ☐ The method statement is a conditioned document.
- ☐ Hours of demolition are restricted to Monday-Friday 08:00-18:00 Saturday 09:00-14:00 with no work on Sundays or bank holidays.

Following receipt of an updated Method statement and asbestos report, Environmental Health have confirmed no such objections to the proposal.

REPRESENTATIONS

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

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 sets out the relevant conditions:

(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 is 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.

(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 notices placed at the site and as such has 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 LPA 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 (updated/received 18 November 2024) which includes details of the following:

- Mechanical plant and manual tools to be used on site;
- Known hazards;
- Method of construction;
- PPE management;
- Demolition works methodology/scope of works;
- Control of pollution;
- Training protocol;
- First aid provisions; and,
- Emergency procedures

The method statement confirms that the scope of works is for: full demolition of existing single storey brick building (Bowlee Bungalow) and the removal of all waste

off site. Restoration includes the removal of all slabs and foundations and levelled up for further use.

In regards to known hazards, a separate asbestos survey has been provided which confirms that non-notifiable asbestos is present in both bedroom floor tiles.

The Council's Environmental Health unit have been consulted and confirmed they hold no objections to the proposals subject to the demolition being carried out in accordance with the submitted method statement for demolition. The EH unit have also recommended that hours of demolition are restricted to Monday-Friday 08:00-18:00 Saturday 09:00-14:00 with no work on Sundays or bank holidays. Officers have no reason to disagree and so this too is recommended to be secured by condition.

In terms of ecology, bats are mobile in their habitats and can turn up in the most unlikely places. If bats are found or suspected at any time during the works, work should cease immediately and advice sought from a suitably qualified bat working. It is noted that demolition contractors should be advised of their legal responsibilities in relation to bats and this can be provided through an advisory note on any decision.

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

RECOMMENDATION

Prior approval granted subject to conditions.

CONDITIONS

1. The demolition hereby approved shall be carried out in full accordance with the Method Statement for Demolition dated 14 November 2024, received 18 November 2024, prepared by Stewart Winterburn. The site shall thereafter be restored and maintained in accordance with the approved Method Statement for Demolition.

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.

2. No demolition works shall be carried out outside of the hours of Monday to Friday 08:00-18:00 and Saturdays 09:00 - 14:00. No works shall take place on Sundays and Bank Holidays.

Reason: In the interests of safeguarding residential properties from noise and disturbance in accordance with policy G9 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Notes for Applicant:

- i. For the avoidance of doubt, this decision relates to the following list of plans and documents:

Completed application form
Drawing A1/146/002. Site location Plan
HSG264 Refurb/Demo Asbestos Survey dated 19 July 2024
Copies of site notice dated 21 September 2024

Method Statement for Demolition of 1 Bowlee Bungalow, Bowlee Park, Heywood Old Road, Middleton dated 14 November 2024 received 18 November 2024

Bats are a European Protected Species which are mobile in their habitats and can turn up in the most unlikely places. If bats are found or suspected at any time during the works, work should cease immediately and advice sought from a suitably qualified bat worker.