

APPLICATION NUMBER: 25/00939/DEM

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00939/DEM

CASE OFFICER
Aimee Bovaird

DETERMINATION DATE 16.10.2025 **EXT OF TIME**

Address: Unit 3 Bentley Avenue Stakehill Industrial Estate Manchester
Rochdale

Proposal: Application for prior approval for the partial demolition of buildings

| | | | | |
|-----------|----------------------------|-----|-----------------------|-----|
| PUBLICITY | Weekly list expired? | Y | Site notice expired? | N |
| | 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/A |

| | | |
|-----|--|-----|
| EIA | Screening opinion completed and saved to Onbase? | N/A |
|-----|--|-----|

| | | |
|------------|--|-----|
| 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: RK

DATE: 10/10/2025

SITE

The application relates to two industrial units within Stakehill Industrial estate, Unit 3 Bently Avenue. Both buildings are detached, one fronts the road and has a flat roof, is constructed in brick. The second is a panel building to the rear.

There are residential dwellings opposite the site and the site is within a primary employment zone.

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 two industrial units. 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

N/A

CONSULTATION RESPONSES

Environment Agency

No objection

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 conditions 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 which includes details of the following:

- Site Management
- Site Working Hours
- Site Boundary
- Methodology
- Demolition Material Arising
- Post Demolition Works

The method statement confirms that the scope of the works is for full demolition of existing two buildings and the removal of all waste off site.

In regard to known hazards no asbestos survey has been provided to support the application. in the submitted Demolition Method Statement they have stated if asbestos is found during demolition all material shall be removed from the building in accordance with current legislation.

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

The submitted Preliminary Root Assessment and Bat Survey confirmed two emergences of common pipistrelle bats from separate locations on the northern aspect of one of the proposed buildings to be demolished. The report recommends

further surveys are carried out between May – August 2026 if the whole of B3 (the flat roof structure to front of the site) is to be demolished.

The plans have been amended to exclude the demolition of the flat roof structure and as such, there is no requirement for additional surveys in order for the proposed demolition to take place. Such views have been provided by the Ecology unit.

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 September 2025 prepared by Sammons Architectural. The site shall thereafter be restored and maintained in accordance with the written statement received on 20th September 2024.

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. The demolition hereby approved shall be carried out in complete accordance with the Precautionary Working Method Statement contained within Section 8 of the report “Preliminary Roost Assessment and Bat Survey Report,” ref. PEG861-02B by Pioneer Environment, dated 10/09/2025.

Reason: To ensure that the development does not give rise to harm to protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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

- Demolition Method Statement dated September 2025
- Copy of Site Notice dated 10/9/25
- Preliminary Root Assessment and Bat Survey Report dated 10/09/2025
- Location Plan 2025-3012-10 rev A

INFORMATIVE:

Under the Wildlife and Countryside Act 1981, it is a criminal offence to deliberately kill or injure any species of Bat. As conclusive evidence has been provided that sites are present within the site, any works to buildings which have been confirmed to hold bat roosting potential should NOT take place until such time as the buildings have been adequately

surveyed and an appropriate license secured from Natural England under The Conservation of Habitats and Species Regulations 2017.

Report Author Aimee Bovaird