



High Peak Borough Council

working for our community

03/11/2015

My ref: KAT/DET/2015/0016

Your ref:

Mr Anthony McHugh
Greenacres
High Ridge Way
Bramhope
Leeds
LS16 9AP

Dear Sir

DET/2015/0016 - Proposed demolition of disused train maintenance building at Carriage Shed Station Road, Buxton

The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 11 – Heritage and demolition, Class B – demolition of buildings

I refer to your application for determination as to whether prior approval is required for the demolition of the train maintenance building at Station Road, Buxton. I can confirm that the Council considers that in this instance prior approval is required for the method of demolition and the restoration of the site.

There are concerns relating to environmental issues and the amenity of nearby occupants. Having consulted with Environmental Health there is a principal risk associated with asbestos lagging and roofing that may have been used at the site. The following information will need to be provided for prior approval,

- (1) An intrusive pre-demolition survey in accordance with HSG264 and a mitigation plan to reduce risks to potential occupiers and the wider public.
- (2) Details of dust demolition - To note there should be no visible dust emissions beyond the site boundary associated with construction/demolition works undertaken at the site. In controlling dust on site, the contractor shall have due regard to the Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)
- (3) Construction and demolition – waste disposal details - Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.
- (4) Details of demolition works and time of operations. However

all noise-generating activities will need to be restricted to the following times of operations.

- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

(a noise-generating activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.)

(5) Information relating to the restoration of the site following the demolition and any mitigation works necessary for this.

If you require any further information then please do not hesitate to contact us, however this letter gives you formal notification that prior approval will be required by the Local Planning Authority for the demolition of the train maintenance building.

Yours faithfully

Karen Taylor
Planning Officer

When calling please telephone 01298 28400 Ext 3662
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