

DELEGATED DECISION REPORT

DET/2024/0011 Valid 20/03/2024	1 KNOWLES INDUSTRIAL ESTATE BUXTON ROAD FURNESS VALE	PRIOR NOTIFICATION APPLICATION FOR PROPOSED DEMOLITION OF THE OFFICE BLOCK AND OLD CANTEEN (DEMOLITION DETERMINATION)
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MAIN ISSUES

- Whether the documentation submitted satisfies the matter of Prior Approval (Method of Demolition having regard to Schedule 2, Part 11, Class B of the Town and Country Planning General Permitted Development (England) (Order) 2015 as amended.

DESCRIPTION OF SITE

The application relates to a single storey annex relating to a larger existing light industrial unit known as No.1 Knowles Industrial Estate, Buxton Road, Furness Vale.

The annex is stated as being a former ancillary office block and canteen associated with the larger industrial unit which were constructed following the granting of planning permission under HPK/0003/3490 in May 1994, understood to be constructed in 1995.

PROPOSAL

This Prior Notification application submitted under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended seeks consent for the demolition of this building.

The Application Form states that the justification for the removal of this ancillary building is because it has not been in use for the past six years, is in a poor state, and hinders internal vehicle movements within the industrial estate.

The LPA have determined that Prior Approval regarding the ‘Method of Demolition’ is required due to a lack of detail contained within the original application.

In light of the above, a detailed Method of Demolition Statement has been submitted to the LPA together with a supporting email which makes the following statements:

- *My demolition contractor has over 25 years of experience in carrying out demolition work of this nature.*
- *The Office and canteen block were built in 1995 and we know that there is no asbestos present in the building but despite this we have engaged the services of SB Asbestos to carry out a Pre- demolition inspection and report.*
- *The services to the building have been dis-connected for some time.*
- *My contractor will be carefully taking down most of the structure by use of access platforms and hand-tools but when he reaches the stage that it is appropriate to bring in a digger he will control the dust by using a water mister. His team currently consists of himself on the digger along with a Banksman.*
- *The method statement details the hours of work and that the debris will be removed from site. We use Melland Skips in Whalley Bridge and Cheadle Waste in Stockport. When it is possible we try to recycle material such as timber and metal cladding.*
- *When we have lifted the floor slab and capped the drains we will turn the footprint of the building into extra concrete yard space to improve access to the remaining buildings for our current tenants.*
- *The Gable end of the building that is exposed when the office block is demolished will be pointed up and clad in a similar style to the other units on the estate.*

OFFICER COMMENTS

Whether the documentation submitted satisfies the matter of Prior Approval (Method of Demolition having regard to Schedule 2, Part 11, Class B of the Town and Country Planning General Permitted Development (England) (Order) 2015 as amended.

The Method Statement for Demolition submitted by the applicant confirms the scope of works involved with the demolition of the building, the contractor, and the people ultimately responsible for overseeing the works.

The summary of the scope of works is as follows:

- Controlled mechanical demolition of redundant buildings
- Removal of all demolition hardcore from the site
- Removal from site of all harmful demolition material including segregation of waste streams, as far as reasonably practical to minimise landfill impact
- Leave site clear and tidy upon completion
- Provision of information and records for the preparation of the Contract Health and Safety and Environment File.

- The cover of the Statement makes clear that the time period of carrying out the works will be 1 week with all operations being carried out between the hours of 08:30am and 16:30pm Monday to Friday. If dust becomes a problem, a mister will be used to dampen down the site. In terms of restoration, the footprint of the building will remain as a concrete yard space to improve access to the remaining buildings and the gable end of the building which will be exposed when the office block is demolished will be pointed up and clad in a similar style to the other units on the estate.

Details relating to the following aspects are contained within the comprehensive Statement:

- *Work Procedure and Control Measures*
- *Training*
- *Access*
- *Security*
- *Site Plant*
- *Demolition*
- *Manual Handling*
- *Work Equipment*
- *Housekeeping*
- *Work Space*
- *Environmental*
- *External Work*
- *Waste Disposal*
- *Cleaning*

This comprehensive statement is judged to fully address the lack of detail received in connection with the Method of Demolition contained on the Application Form and subject to a condition requiring that the demolition be carried out in strict accordance with the details contained within the Statement, it is judged that Prior Approval is required and now granted.

OFFICER RECOMMENDATION : Prior Approval Required and Granted

Case Officer: James Stannard

Recommendation Date: 18/04/2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council