



Prior Approval for Demolition – Etherow House

Planning Portal reference: **PP-13652726**

1. Introduction

- 1.1 This statement supports an application by Harworth Group to seek prior approval from the local planning authority for the demolition of Etherow House, Woolley Bridge Rd, Hadfield, Glossop.
- 1.2 The subject building is outlined in red on the enclosed site location plan.
- 1.3 Harworth Group is the owner of the building and the wider Etherow Industrial Estate.
- 1.4 The local planning authority determined a prior approval application (ref. DET/2024/0033) on 24 October 2024, which determined that prior approval is required as to the method of demolition and any proposed restoration of the site, and advised that the application should include the following additional details.
 - a) Demolition Methodology Report
 - b) Demolition Management Plan relating to transportation which details:
 - Parking of vehicle of site operatives and visitors;
 - Advisory routes for demolition traffic;
 - Any temporary access to the site;
 - Locations for loading/unloading and storage of plant, waste and materials;
 - Method of preventing mud and dust being carried onto the highway;
 - Arrangements to receive abnormal loads or unusually large vehicles;
 - Highway Condition survey;
 - Methods of communicating the Demolition Management Plan to staff, visitors and neighbouring residents and businesses.
 - c) Bat survey
 - d) Asbestos survey
 - e) Waste management Strategy
 - f) Appropriate site restoration.
- 1.5 This revised submission comprises the following documents:
 - Supporting Statement (this document) which provides key information.
 - Location Plan ref. 033/EIE/BUS/A3
 - Demolition Management Plan by DSL, which includes:
 - Demolition Methodology Report
 - Transport and Logistics
 - Waste Management Strategy
 - Pre-Demolition Asbestos Survey by M2 Environmental Ltd
 - Asbestos Re-inspection Survey with Bulk Sampling by S2 Partnership Ltd
 - Bat Risk Assessment Report by AES
 - Demolition Site Restoration Plan ref. 17850-THP-XX-XX-DR-A-0002-P01
 - Fencing Details Plan ref. 17850-THP-XX-XX-DR-A-0003-P01
- 1.6 Accordingly, the submission should provide all information necessary for the local planning authority to assess and grant prior approval for the demolition proposed.

2. Key Information

Description of Building

- 2.1 Etherow House is located in the southern area of Etherow Industrial Estate and covers a total area of approximately 1,400 sqm. Existing access is provided via Woolley Bridge Road. The building is two storeys with an irregular shape footprint. It is understood that the building was constructed in the mid-twentieth century and was previously occupied for storage/light industrial uses, but has been vacant for some time.
- 2.2 The building is constructed from a combination of red brick and stone walls. It features large windows, solid concrete floors, and a flat roof with a prominent roof lantern, central to the flat roof. The rainwater is directed to outlets that are connected to downpipes routed externally to the building.
- 2.3 Given that the building was constructed in the mid-twentieth century, it has been confirmed that asbestos was used in its construction and that there are Asbestos Containing Materials (ACM) within the buildings.
- 2.4 The building is currently in poor condition and makes no positive contribution to the character and appearance of the area given the break-in and vandalism that has occurred and the necessary response to this in the form of securing doors and windows with steel shutters. Internally, the break-in and vandalism has resulted in the destruction of the building fabric and fittings, including asbestos containing materials, which presents significant health risks to anyone entering the building.
- 2.5 To the west and north, Etherow House abuts industrial premises forming the Etherow Industrial Estate, accessed via Water Lane. The majority of the units are understood to be industrial or storage/distribution use, including areas used for external storage.
- 2.6 Immediately east of Etherow House is a landscape corridor comprising of a public footpath. Beyond this is a residential estate. To the south of Etherow House the prevailing land use is residential with areas of housing arranged around Woolley Bridge Road.
- 2.7 Photographs of the building are provided at Appendix 1.

Reason for Demolition

- 2.8 Demolition is required to be undertaken as the building has been vacant for a significant period of time and has become a target of persistent vandalism and anti-social behaviour. Harworth Group has marketed and sought occupier businesses for the premises but without success, which is most likely due to the irregular shape of this building not meeting modern requirements or expectations.
- 2.9 Whilst the building has been vacant, Harworth Group has funded extensive security measures and repairs intended to keep the building secure and therefore safe. However, this has proven unsustainable with continued break-ins, vandalism and intimidation occurring.
- 2.10 Given these circumstances, demolition is required as the building now poses a risk to public safety, both in respect of its condition and the effect of any anti-social or criminal behaviour that it may encourage.

Method of Demolition

- 2.11 Demolition Services Ltd (DSL) has been appointed as the principal contractor to undertake the demolition.
- 2.12 Please refer to the Demolition Management Plan, which includes the Demolition Methodology Report, that sets out full detail of the proposed method of demolition.

Spoil and Rubble Disposal

- 2.13 Please refer to the Demolition Management Plan, which includes the Waste Management Strategy, that sets out full detail for the disposal of spoil and rubble.

Proposed Restoration of the Site

- 2.14 See the Demolition Site Restoration Plan ref. 17850-THP-XX-XX-DR-A-0002-Po1 and Fencing Details Plan ref. 17850-THP-XX-XX-DR-A-0003-Po1 submitted with this application.

- 2.15 The existing ground floor slab will remain in place. Spoil and rubble generated during the demolition process will be carefully managed throughout the process. Any high-quality materials suitable for resurfacing or repairs will be retained and levelled above the ground floor slab.
- 2.16 All redundant services, including pipework, meters and fixings, will be stripped back as far as is practical. This will ensure that no services remain protruding above the finished ground level. Any pop-ups through the retained slab will be cut and permanently capped flush.
- 2.17 All walls of the building shall be removed to ground level. At the south-facing elevation, the internal ground floor level is approximately 1-2m beneath the external ground level forming the footway to Woolley Bridge Road. The feasibility of retaining a section of the building façade to form a stone wall boundary to the cleared site was explored, but found not to be feasible given the difference in ground levels and the number and position of window openings would put it at risk of being structurally unsound.
- 2.18 It is therefore proposed to construct a perimeter fence of 1.8m high paladin type fencing around the cleared site. At the south-facing elevation, this is intended to be constructed on the alignment of the demolished wall with its base at ground level.

Demolition Programme

- 2.19 The demolition of the building is expected to take approximately 10 weeks. This will commence after the prior approval and building regulations processes are completed. Whilst the precise demolition schedule is subject to change, it is anticipated that strip-out works will commence in February 2025, before demolition commences in March 2025 and takes approximately 10 weeks.

Footways and Public Rights of Way

- 2.20 A publicly accessible path runs adjacent to the southeast elevation of the building along the line of a former railway.
- 2.21 The footway to the north flank of Woolley Bridge Road runs directly adjacent to the south elevation of the building.
- 2.22 As set out in the Demolition Management Plan, it is proposed to erect a temporary fence to create a works area approximately 2.0m beyond the building's south-facing elevations. This will necessitate a temporary closure of a section of the footway to Woolley Bridge Road. The necessary approvals for this are to be sought from Derbyshire County Council as the local highways authority.

Redevelopment or Rebuilding

- 2.23 There is no current proposal for the redevelopment of the site.
- 2.24 Should redevelopment or change of use be proposed in the future, this would be subject to the normal planning process.

Trees

- 2.25 No trees are required to be removed.

Site Notice

- 2.26 A site notice is displayed at the site. See submitted confirmation statement including copy of the notice and photograph.
- 2.27 This notice shall remain in place for a period of 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.

3. Assessment Against Permitted Development Regulations

Town and Country Planning (General Permitted Development) (England) Order 2015

- 3.1 The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO) grants planning permission for certain types of development that can be undertaken without the need to submit a planning application. This permission is subject to conditions and exceptions specified in the schedule.
- 3.2 Schedule 2 Part 11 Class B of the GPDO permits any building operation consisting of the demolition of a building, subject to exceptions and conditions, as reproduced in full in o of this statement.
- 3.3 The information below demonstrates that the proposed demolition conforms to the requirements set out and is therefore permitted development.

Article 4 Direction

- 3.4 There is no known Article 4 direction or removal of permitted development rights for the subject building.

Relevant Demolition

- 3.5 The demolition is not “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area).
- 3.6 As the building is not situated in a conservation area, the demolition does not constitute “relevant demolition” and is not disqualified from being permitted development.
- 3.7 Besides this, the building is not a listed building, or of any other known heritage designation or value.

Excluded Demolition

- 3.8 The demolition is not “excluded demolition” as the land is not subject of a planning permission for redevelopment; and is not permitted to be carried out under any other Act or obligation.

Use of Building or Structure

- 3.9 The building is not used, and was not last used, as a public house (drinking establishments or drinking establishments with expanded food provision).
- 3.10 The building is not used, and was not last used, as a concert hall, venue for live music performance or a theatre.
- 3.11 The demolition does not relate to a statue, memorial or monument (“a commemorative structure”).

Action or Inaction of Interested Party

- 3.12 The building has not been rendered unsafe by the action or inaction of any person having an interest in the land on which the building stands. The building has been vacant for a considerable period of time and has become a target for frequent vandalism and anti-social behaviour.
- 3.13 Harworth Group has actively sought businesses to occupy the premises but has been unsuccessful, likely due to the building’s irregular shape not meeting modern needs or expectations.
- 3.14 During this vacant period, Harworth Group has invested in security measures and repairs to maintain the building in safe condition. However, these efforts have proven unsustainable due to ongoing break-ins, vandalism and intimidation.

Interests of Safety or Health

- 3.15 Whilst the poor condition of the building is part of the reason that demolition is proposed, and notwithstanding that the demolition should be urgently undertaken for public health and safety, the demolition is not expected to be undertaken as “immediately necessary” i.e. an emergency situation.
- 3.16 The demolition is expected to be undertaken as a priority following the conclusion of the prior approval and building regulations processes.

Condition B Conformity

- 3.17 An application has been submitted 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. This statement forms part of that application.
- 3.18 Section 2 of this statement provides the written description of the development (demolition) proposed and confirms that a site notice has been posted.
- 3.19 The site notice (as detailed in section 2) shall remain 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.
- 3.20 The demolition work shall not commence before the receipt of a written notice to confirm that prior approval is not required, or that prior approval is granted; or the expiry of the prescribed period.
- 3.21 The demolition shall be carried out in accordance with the submitted and/or approved details (as applicable).
- 3.22 The demolition work shall be completed within the allowed period.

4. Additional Information

Anti-Social Behaviour

- 4.1 Etherow House has been vacant for an extended period and has become a frequent target for vandalism and anti-social behaviour. During this time, Harworth Group has funded extensive security measures and repairs to keep the building secure and safe. However, despite these efforts, ongoing break-ins, vandalism, and intimidation have made this approach unsustainable.
- 4.2 Evidence of this persistent anti-social behaviour is provided by an email from Derbyshire Police dated 20 August 2024 and provided at Appendix 3 of this statement.

Protected Species

- 4.3 Whilst ecological matters are not a consideration in determination of a prior approval application, Harworth Group is aware of the protections provided to species and habitats by the Wildlife and Countryside Act 1981.
- 4.4 The building has been assessed by a licensed ecologist from Applied Ecological Services (AES) for the presence of protected species and habitat.
- 4.5 This confirmed that Etherow House offers negligible roosting opportunities for bats, and that no impact on impact on roosting bats is anticipated as a result of the demolition. Accordingly, a Natural England Mitigation Licence is not required.
- 4.6 A copy of the Bat Risk Assessment Report is submitted for information with this application.

Section 80 Notice of Demolition

- 4.7 Notice of demolition has been submitted to the Council's building control team as required under Section 80 of the Building Act 1984 and a corresponding Section 81 Notice reference 24/05429/DM dated 25 October 2024 has been received.
- 4.8 Demolition shall be undertaken in conformity to the details submitted and timeframes prescribed by this process.

5. Conclusion

- 5.1 This statement demonstrates that the demolition of Etherow House constitutes permitted development such that an application for planning permission is not required to be submitted. It demonstrates that the demolition can be undertaken in conformity to the conditions of such permitted development.
- 5.2 As required, the statement sets out all necessary information for the local planning authority to provide a determination as to whether the prior approval will be required as to the method of demolition and proposed restoration of the site.

- 5.3 The local planning authority should respond to this prior approval application within 28 days. Thereafter, the demolition shall be undertaken in accordance with approved details (as applicable) and the timeframes set out in the regulations and Section 80 of the Building Act.

Appendix 1. Photographs







Appendix 2. GPDO Extract

Schedule 2 Part 11 (Heritage and demolition) Class B (Demolition of buildings)

Permitted development

B. Any building operation consisting of the demolition of a building.

Development not permitted

B1. Development is not permitted by Class B if:

- a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;*
- b) the demolition is "relevant demolition" for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area);*
- c) the building is used, or was last used, as a public house (drinking establishments or drinking establishments with expanded food provision);*
- d) the building is used, or was last used, as a concert hall, venue for live music performance or a theatre; or*
- e) the demolition relates to a statue, memorial or monument ("a commemorative structure")*

Conditions

B.2 Development is permitted by Class B subject to the following 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;*
 - ii. a prior approval application must be accompanied by a written description of the proposed development, a statement that a notice has been posted and any fee required to be paid;*
 - iii. [deleted]*
 - 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;*
 - v. where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days has elapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;*
 - vi. [deleted]*
 - vii. The development must not begin before the occurrence of one of the following:*
 - (aa) the receipt from the local planning authority of a written notice of their determination that such prior approval is not required;*

- (bb) the receipt from the local planning authority of notice that such prior approval is required and giving such approval; or*
 - (cc) the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;*
- viii. the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out:*
 - (aa) where prior approval is required, in accordance with the details approved;*
 - (bb) where prior approval is not required, in accordance with the details submitted with the application;*
- ix. the development must be carried out:*
 - (aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given;*
 - (bb) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b)(ii)*
- x. [deleted]*

Appendix 3. Derbyshire Police Email

Hamish Robertshaw

Subject: Etherow House, SK13 2NS - Intention to demolish

From: Repton, Hayley, 2548
Sent: Tuesday, August 20, 2024 11:15 AM
To: James Watson
Cc: Woodhouse, Anna, 2789
Subject: RE: Etherow House, SK13 2NS - Intention to demolish

Good Morning James,

Thank you for getting in touch.

With regards to Etherow House, I am aware the significant steps taken by yourselves to secure the building and the issues faced due to the size/amount of entrance/exit points and windows.

In October 2023, the building began being persistently targeted by youths after they identified access points and that the electricity remained on in the building. It became a regular 'hangout' and over the following month the calls for service to the Police increased. The issue was raised with High Peak Borough Council, and I am also aware the fire service were called out to the building on occasion.

Over the last 6 months there have been over 20 calls for service even after the measures taken by yourselves to secure the building with metal shutters/wooden boards and having security at the building. Youths still manage to gain entry and on occasion they have used tools to cut the metal wires up at some of the windows.

We have had local SNT Officers patrol regularly near the site and engage with your security, and have completed searches of the building with permission, after we had reports of youths storing knives in the derelict building – to date no weapons have been recovered. However, given the size and location of the building we continue to have reports of youths attempting/accessing the building. Whilst the premises remain in the current state, I am concerned that it will continue to attract youths and be a H&S risk to the individuals who enter.

I had previously been made aware by Hannah Towers that the intention was to demolish the building but that it obviously would require approval. We have previously had similar ASB issues with another abandoned building in Glossop and the only solution to the problem came when the building which was dangerous was demolished.

If you need anything further, please let me know.

Thank you.

Hayley
Sergeant 2548 Hayley Repton
Glossop Safer Neighbourhood
Glossop Police Station
Ellison Street
Derbyshire

Tel: 101 (Internal 75 02548)
Mobile:
E-mail:
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