

DELEGATED DECISION REPORT

DET/2019/0008
Valid 21/05/2019

**GLOSSOPDALE
COMMUNITY COLLEGE
LOWER SITE TALBOT
ROAD
GLOSSOP**

**DEMOLITION OF EXISTING
BUILDING AND ENGINEERING
BLOCK

(DEMOLITION
DETERMINATION)**

MAIN ISSUES

Whether or not the method of demolition of the buildings and any proposed restoration of the site is acceptable.

DESCRIPTION OF SITE

The site comprises Glossopdale Community College school/college buildings and the grounds and lies to the north of Glossop town centre, within the town's development boundary. It is enclosed by four residential streets with dwellings. These are Spire Hollin to the south, North Road to the west and Fauvel Road to the east and which all have rows of dwellings which back onto the school/college grounds. The fourth road is Talbot Road to the north which the school buildings are closest to, seen as facing the road and this road also provides the main access into the site. The dwellings on this road lie to the other side of the road to the north. There is Talbot House to the other side of the road which is part of the school/college but does not lie within the main grounds forming the application site. There are several trees close to all four boundaries. The buildings date mostly back to 1950s through to the 1970s and appear as mainly functional flat-roofed brick built buildings typical of their era. The exception is an engineering block which was built in 2009, comprising masonry walls around a steel frame. The buildings have either one, two or three stories.

PROPOSAL

The application is a "Prior Notification" application for the prior approval of the Council to completely demolish all of the school/college buildings on site (and remove all hard-standing areas). Class B of Part 11 of the GPDO allows the demolition of certain types of building without the need to apply for full planning permission. However, the same legislation also requires that the site owner apply to the Council 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 reason for the demolition of the buildings is due to them being in poor condition and as a new school is being built elsewhere in Glossop, it has been decided by the applicant,

Derbyshire County Council, to remove all buildings due to their potential for vandalism. The restoration of the land will involve back-filling with top-soil, which will be grassed over. All demolition materials will be removed from the site.

On 17th June 2019, it was decided that Prior Approval was required (via a Decision Notice) and the following information was requested from the applicant:

- a. Waste Management Strategy
- b. Asbestos Survey
- c. Demolition Methodology Report
- d. Ecology Report/Bat Survey Report

The details of site restoration were deemed to be acceptable.

The requested documents were received on 18th March 2020 (the Waste Management Strategy was included in the Demolition Methodology Report) and a Pre-Demolition Information Pack received on 16th April 2020.

The Council's Environmental Health Section and Derbyshire Wildlife Trust were consulted on the information and their responses are set out below.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recent history.

CONSULTATIONS

Publicity

Site Notice: The applicant placed a site notice on 13.5.19 as required under Part 11 of the GPDO.

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

One letter of objection was received in response to the original submission in 2019 regarding the proposed demolition of the engineering block built in 2009 as this is a relatively modern building. Further letters were also received in response to the original submission in 2019. One from a local resident concerned that demolition will take place in July and August leading to local people

being more likely to be affected by noise and dust (when windows are more likely to be open). The letter also notes the absence of reports outlining the impacts. Another received from Glossop and District Heritage Trust outlining the presence of a large terra-cotta bas relief to commemorate the opening of the school. It is considered this should be preserved and re-used at the new school due to its historic significance.

Town / Parish Comments

None.

Environmental Health

In response to the original submission in 2019: A Waste Management Strategy, Asbestos Survey, and Demolition Methodology Report should all be produced so that the impacts of the demolition can be fully assessed.

In response to the requested information submitted in March 2020:

The information submitted in support of the application DET/2019/0008, may be accepted if the applicant makes the following statements within (or as an addendum to) the demolition method statement.

- *There shall 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 Document 'Control of Dust from Construction and Demolition Activities' (BR456)*
- *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. There shall be no fires lit on the site for purpose of disposing of demolition materials. Any open fires that arise shall be extinguished without delay.*
- *All noise-generating activities shall be restricted to the following times of operations.*

§ 07:30 - 18:00 hours (Monday to Friday);

§ 08:30 - 14:00 hours (Saturday)

§ No working is permitted on Sundays or Bank Holidays.

This will reduce the impact of demolition works, and upon completion there is nothing to suggest the site will present a danger to public health.

Derbyshire Wildlife Trust

No objection subject to condition:

"The ecological report (BSG, October 2019) has found that there are 3 bat roosts in Block 1 at Glossopdale School. We support the findings and recommendations of the ecological report. A bat licence will need to be secured from Natural England before the works can lawfully proceed. This will need to include a mitigation strategy for the bats and

implement the recommendations in the bat survey report under section 4.6, 4.7 and 4.8.”

OFFICER COMMENTS

It was decided in June 2019 that Prior Approval was required for the demolition of the school. All of the information requested in order to determine the impacts of the demolition of the buildings and removal of the materials and waste, on the surrounding environment, has been received. This has met with the satisfaction of the Council's Environmental Health Section subject to further confirmation and information, which has been set out in the April 16th Demolition document but which can also be set out via planning conditions and informatives (e.g. hours of demolition in order to protect the residential amenities of the nearby dwellings).

The Bat Survey Report has also met with the satisfaction of Derbyshire Wildlife Trust providing the mitigation measures set out in the report. The report outlined that roosts had been found in one of the buildings to be demolished. Such mitigation measures include the installation of six bat boxes on existing trees on site, as replacement roosts and also the protection of mature trees and hedgerows within the site which have the potential to be used by bats.

Comments by Neighbours

It is noted that concern has been raised about the demolition of a reasonably modern building, constructed in 2009. Unfortunately the LPA are unable to consider whether the loss of the building or otherwise, is acceptable, as this is an application which only seeks to agree the method of demolition. Concerns are also raised in respect of general disturbance to neighbours, particularly during July and August. As noted that in approving this application conditions will be imposed to secure the times when works can take place, which should alleviate the impact on neighbours. The comments by the Heritage Trust are noted, however the building to which it relates does not have any heritage value, however an informative will be imposed and the landowner may wish to enter into discussion with the Trust.

CONCLUSION

The further information requested by the Council has been received and is acceptable in terms of how the demolition and removal of the materials will impact on the visual and residential amenities of the area and the environment in general (including the ecological value of the site) and therefore, with the safeguard of planning conditions, approval can be given for the demolition of the school on then basis of all information received along with the site restoration plans submitted with the original application last year.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 29.7.20

X 

Signed by: Jane Colley

On behalf of High Peak Borough Council