

**Item 4m**                      **12/01229/DEMCON**

**Case Officer**                **Matthew Banks**

**Ward**                            **Clayton-le-Woods North**

**Proposal**                      **Application for prior determination of the proposed demolition of The Clayton Brook Public House.**

**Location**                      **The Clayton Brook, Great Greens Lane, Bamber Bridge Preston, PR5 8HL**

**Applicant**                      **Liberata UK Ltd**

**Consultation expiry:** **N/A prior determination for demolition.**

**Application expiry:** **4 February 2013**

### **Proposal**

1. Application for prior determination of the proposed demolition of The Clayton Brook Public House.

### **Recommendation**

2. Prior approval of the local planning authority is not required for the proposed demolition or restoration of the site.

### **Main Issues**

3. The main issues for consideration in respect of this planning application are:
  - Background Information;
  - Method of demolition;
  - Site restoration.

### **Representations**

4. To date, no letters of representation have been received concerning this prior determination application.

### **Consultations**

5. **Building Control** – No objections.

### **Assessment**

#### Background Information

6. This prior determination application is submitted under Schedule 2, Part 31 of the General Permitted Development Order (GPDO) 1995 (as amended) and seeks permission as to whether the prior approval of the local planning authority will be required for the method of demolition and any proposed restoration of the site. The demolition of the building itself is not for consideration.
7. Circular 10/95 is clear that only in cases where a proposal is likely to have a significant impact on its surroundings should it be necessary to require the formal submission of details for approval.
8. The application site concerns the Clayton Brook Public House, which is a disused building in a relatively prominent location in a residential area of the borough. The proposal is to demolish the building as identified on the submitted location plan. The public house has been vacant for a number of years due to historic issues of anti-social behaviour. This anti-social behaviour has led to police intervention and the withdrawal of the landlord's license to serve

alcohol. The applicant considers there to be a limited opportunity to re-use the building as a public house.

#### Method of demolition

9. In terms of the method of demolition, the building will be first disconnected of services and soft stripped. It is proposed to remove any loose material in waste bags and transfer them to a skip. It is then proposed to use a grapple, remove the roof in sections and push inwards the external walls. Debris will then be loaded into wagons and transported from site.
10. The building will be water-sprayed before demolition and rubble sprayed whilst being loaded into wagons. All wagons will be sheeted prior to leaving the site and the structure will be left structurally safe at the end of each shift.
11. The Council's Building Control Team have been consulted in respect of the demolition details and raise no objection to the information submitted. As such, the proposed method of demolition is considered acceptable in this case.

#### Site restoration

12. Once the building has been demolished, it is proposed to bring topsoil onto the site (as required) to level it. Turf will then be laid to improve the aesthetics of the site and a knee rail will be installed around the perimeter of the site to prevent unauthorised vehicle access from the car park on Tunley Holme.
13. It is considered the proposed restoration will not only secure the site, but will ensure it remains visually appropriate to the surrounding area. As such, the proposed restoration of the site is considered acceptable in this case.

#### **Overall Conclusion**

14. On based on the information submitted to the Council (which is retained on file), it is considered the building can be demolished and site restored in accordance with the approved details.

#### **Planning Policies**

Assessed against Schedule 2, Part 31 of the General Permitted Development Order (GPDO) 1995 (as amended).

#### **Planning History**

There is no relevant history concerning the application site.

#### **Application Number-** 12/01229/DEMCON

- Application for prior determination of the proposed demolition of The Clayton Brook Public House.
- Prior approval not required.
- 4 February 2013.

#### **Recommendation: Approve - demolition**

**Conditions: None**