

**Item 4I**                      **13/00089/DEMCON**

**Case Officer**            **Adele Hayes**

**Ward**                        **Chorley North West**

**Proposal**                  **Application for prior determination of the proposed demolition of storage building**

**Location**                 **Storage At Rear 112A Market Street Chorley**

**Applicant**                **Liberata UK Limited**

**Consultation expiry:** **8 February 2013**

**Application expiry:** **6 March 2013**

### **Proposal**

1. The applicant, Liberata, is seeking a determination as to whether the prior approval for the demolition of a detached prefabricated storage building is required from the local planning authority.
2. The application is therefore for the notification of intention to carry out permitted development under Part 31 (Demolition of Buildings) Class A.2 (b) of the General Permitted Development Order 1995 (as amended).
3. This application is reported to Planning Committee for determination as it relates to land owned by the Council and as such falls outside the Council's Scheme of Delegation.

### **Recommendation**

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

### **Main Issues**

5. This prior approval application 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 storage building itself is not for consideration.
6. Circular 10/95 is clear that only in cases where a proposal is likely to have a significant impact on the surroundings should it be necessary to require the formal submission of details for approval.

### **Representations**

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

### **Consultations**

8. None required

## **Assessment**

### Background information

9. Under the requirements of Part 31 Class A.2 (b) 'Demolition of Buildings' of the General Permitted Development Order 1995, the applicant is required to give a written description of the proposed development and to display a site notice on or near the land on which the building to be demolished is sited 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.
10. The applicant has stated in their application form that the demolition of the storage building is required because it was previously used by Chorley Council and the need for this storage facility has ceased. Details of the site notice that was displayed have also been included in the submission to the local planning authority.
11. To this end the applicant has complied with the relevant criteria and has given the necessary 21 days notice.
12. The storage building is not listed, nor is it 'locally important'. Architecturally it is of no interest.

### Method of demolition and site restoration

13. The applicant has confirmed that the asbestos cement sheets will be wetted down, removed then double bagged and placed in a lockable skip before being taken to a licensed tip. The infill masonry wall will then be knocked out to leave the portal frame in place. This will then be dismantled from the top down.
14. On completion of the demolition works, the applicant has confirmed that the sub-base will be grubbed out and the site will be bounded with 1.8metre high powder coated mesh fencing. It is proposed that a community based allotment and play area will be formed within the enclosure. As such, it is considered that the storage building can be demolished and the prior approval of the authority will not be required for the method of demolition or site restoration.

## **Overall Conclusion**

14. The proposal is permitted development under Class A2 (b) Part 31 of Schedule 2 of the Town and Country Planning (GPDO) (Amendment) (England) Order 2001.

## **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.

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

**No conditions are required**