

DELEGATED DECISION REPORT

DET/2022/0007
Valid 14/01/2022

HM YOUNG OFFENDERS
INSTITUTE ASH BANK ROAD
WERRINGTON

APPLICATION TO DEMOLISH
SINGLE STOREY
SAFEGUARDING MODULAR UNIT

(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 is the Young Offenders Institute, Ash Bank Road Werrington. The complex is sited on the southern side of Ash Bank Road. Whilst the complex can be seen from Ash Bank Road, it is set well back from the highway, is at a lower land level and there are a cluster of detached, brick buildings (including dwellings) which separate the site from the road. For these reasons the site does not form a visually prominent part of the street scene in this location.

PROPOSAL

The application is a "Prior Notification" application for the prior approval of the Council to demolish a building referred to by the applicant as a 'Safeguarding Modular Unit.' The building is a timber clad, flat roof structure, its location within the Young Offenders Institute complex is shown on the submitted/accompanying plan. 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 applicant states that the reason for demolition is due to the building being beyond repair. The application states that the building would be removed in sections by a mix of hand and mechanical demolition and, upon completion of demolition, the land will be levelled and finished with Type 1 MOT.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

NA

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Numerous applications within the complex however no previous applications to be found relating to demolition of this building.

CONSULTATIONS

Environmental Health: No objections subject to conditions.

Staffordshire Wildlife Trust: Preliminary Roost Assessment is required.

Publicity

Site Notice. In accordance with Part 11 of the GPDO, the applicant has submitted photographs of their site notice.

OFFICER COMMENTS

The main matters to consider are those of method of demolition and means of restoring the site. The process does not allow the Local Planning Authority to question the principle of demolition as that is permitted development, it can only concern itself with the method of demolition and proposed restoration.

It is noted that there are some details regarding demolition on the submitted plan. The Council's Environmental Health Department do not object to the application but do require some additional information to include control of the times of day in which demolition/construction can take place and the submission of a Construction and Environmental Method Statement.

Officers have liaised with Staffordshire Wildlife Trust (SWT) who have stated the building has potential for accommodating bats. SWT comment that 'Due to the type of buildings and surrounding habitat, we advise that a Preliminary Roost Assessment is carried out on all the buildings proposed for demolition. This is an initial check of the buildings for features, and any bat signs, which may then advise further surveys if bat potential is found, and/or a sensitive demolition method.'

There are no objections to the proposed site remediation. The building is located within a courtyard which already comprises hardstanding and some grassed areas. The result of demolition will simply increase the amount of hardstanding within this part of the site.

CONCLUSION / PLANNING BALANCE

The Council considers that "Prior Approval" is required for the demolition of the buildings and further information including a Preliminary Roost Assessment (and potentially further surveys) and a Construction and Environmental Method Statement are needed so that impacts can be properly assessed.

OFFICER RECOMMENDATION :

Prior notification required.

Case Officer: Lisa Jackson

Recommendation Date: 10/2/2022.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council