

<u>APPLICATION NO:</u>	25/00245/DEMCON	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	Kiosk A, St Chads Parade, Kirkby Town Centre		
<u>PROPOSAL:</u>	PRIOR NOTIFICATION FOR DEMOLITION OF BUILDING		

Site Description

This application site is a vacant single storey building which is mostly glazed. The building is located within the pedestrianised area of St Chad's Parade within Kirkby town centre.

Proposal

The proposal is a prior notification for the demolition of the building.

Representations

The application has been publicised by a site notice erected by the applicant in accordance with the General Permitted Development Order 2015 (as amended). No representations have been received.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Amenity

The building is within the pedestrianised area of St Chad's Parade within Kirkby town centre. The removal of the kiosk will be more of a careful dismantling rather than a traditional demolition, as the structure is small and predominantly glazed, meaning it can be taken apart with minimal disruption. Once complete, the area will be repaved to match the existing surface or a similar finish. The works are expected to be completed relatively quickly, with minimal impact on the surrounding area. Contractors will park their vehicles in the shopping centre's service yard and works vehicles will only access the pedestrian area after 4pm, and only if necessary, to remove materials.

As the proposal is a demolition rather than a new building there will be no harm in relation to loss of light privacy or outlook. The demolition process will not impact adversely on amenities of neighbours as there are no residential properties in the vicinity and works will not be undertaken until after 4pm to mitigate impacts on

businesses as many will be near to shutting up for the day and there will be less pedestrians than earlier in the day.

The works would benefit the town centre by removal of a vacant unit which does not meet with current commercial business needs and allowing the opening up of the space into the public realm of this part of the town centre.

Highways

The demolition would take place within a pedestrianised area. Contractors will park their vehicles in the shopping centre's service yard and works vehicles will only access the pedestrian area after 4pm to remove materials. After 4pm the pedestrian traffic within the pedestrianised area of the town centre is reduced from earlier in the day. The proposed demolition will not be detrimental to pedestrian safety or cause any highways issues.

Conclusion

The development complies with the relevant criteria set out in Schedule 2, Part 11, Class B of the GPDO 2015 (as amended). The submitted details are considered to be acceptable. Therefore, it is considered that prior approval is required and granted in accordance with the provisions of the GPDO.

Recommendation

The applicant be informed that under the terms of Class B of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) prior approval for the demolition of the buildings is required and hereby granted

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/04/2025	AS/067/2025	-	LOCATION PLAN
04/06/2025	EMAIL	-	EMAIL DETAILING BASIC DISMANTING INFORMATION AND CONTRACTOR PARKING INFORMATION

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 04/06/2025

Date: _____

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Informatives

