

DELEGATED REPORT

Report by Helen Pressley	Date of report: 08/07/2026	Ref: 73263/CONDIS
Registration: 28/05/2026	LDFC: 26/06/2026	Expiry Date: 23/07/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level:
		Stat Class: NREQ

Proposal: Application to discharge condition 12 - part 2 - (review of existing signals and road markings) and part 3 (street lighting assessment) on planning permission 70895

Location: Fire Station, Bury New Road, Whitefield, Manchester, M45 7SY

Description

Planning permission has been granted for the demolition of existing fire station and erection of a new fire station including associated external works on the same site, and the provision of a new fire station.

A non-material amendment was granted under application 70831 to reduce the footprint of the proposed temporary fire station.

A variation of approved plans was granted under permission 70895 to amend the proposed car parking layout, including the addition of 2no. staff parking spaces.

Application to discharge condition 12 - part 2 - (review of existing signals and road markings) and part 3 (street lighting assessment) on planning permission 70895.

Relevant Planning History

69940 - Demolition of existing fire station and erection of new fire station including new training tower, parking/manouvering areas, fencing and landscaping; Provision of temporary fire station on site for the duration of the redevelopment - Approve with Conditions 06/03/2024

70831 - Non-material amendment following grant of planning permission 69940: Reduction in size (building foot print area) of the temporary fire station. - Approve 12/06/2024

70895 - Variation of condition no. 3 (approved plans) of planning permission 69940: Amendments to car parking layout including addition of 2 no. staff car parking spaces - Approve with Conditions 26/09/2024

71763 - Application to discharge condition 4 (materials) on planning permission 70895 - Approve 28/04/2025

73287 - Application to discharge condition 5 (Validation Report) on planning permission 70895 - Pending

Publicity

N/A

Statutory/Non-Statutory Consultations

Traffic Section - No objections raised

Pre-start Conditions - N/A

Development Plan and Policies

Issues and Analysis

Condition 12:

Notwithstanding the details indicated on the approved plans, no development other than demolition and siting of the temporary fire station shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways to, and agreed with, the Local Planning Authority:

1. Formation of the proposed access alterations on Bury New Road to a scope and specification to be agreed, incorporating a review of the vehicle tracking undertaken to confirm whether a central section of footway/refuge on the Bury New Road footway can be provided as part of the adjacent works within the site to segregate the proposed access/egress arrangements, provision of tactile paving at the amended crossing point(s), accommodation works to tie into existing arrangements at the interface with the adjacent adopted footways, relocation/replacement of the affected road gully to ensure that it is not located within the proposed vehicular access, porous/permeable hardstanding/turn out apron/car park materials and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and all associated highway and highway drainage remedial works and alterations to affected road markings required as a result of the development;
2. Review of the existing wig-wag signals and associated road marking positions on Bury New Road in accordance with the Guidance in Chapter 6 of the Traffic Signs Manual 2019 affected by the proposed access alterations and subsequent scheme of improvements/remedial works on the adopted highway, to a scope and specification to be agreed;
3. Provision of a street lighting assessment on Bury New Road as a result of the proposed access alterations and impact on the existing street lighting column and subsequent scheme of street lighting replacement on the adopted highway, to a scope and specification to be agreed.

The details subsequently approved shall be implemented to an agreed programme with all highway works completed prior to occupation of the development hereby approved. This condition can be satisfied in phases.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

Point one has been previously discharged. This application relates to points 2 and 3 of the above condition that was originally placed on application 69940, which was later varied by application 70895.

Point 2 - Network and Asset Management have reviewed the information submitted and confirmed they have no comments on the signals/road markings, the drawings appear acceptable.

Point 3 - Team Leader (Street Lighting) has reviewed the lighting assessment and finds no issues with the report from PSA Design Ltd.

The condition is therefore recommended for discharge.

Recommendation: Approve

Conditions and Reasons:

- 1 The following condition of application 70895 has been approved:
- Condition 12 - part 2 - review of existing signals and road markings
 Condition 12 - part 3 - street lighting assessment

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	8/7/2026	DM	09.07.2026