

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 09/02/2026	Ref: 72229/FUL
Registration: 02/01/2026	LDfC: 27/01/2026	Expiry Date: 27/02/2026
Site Visit: 12/01/2026	Site Notice: 12/01/2026	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: PI
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MIOT

Proposal: Erection of canopy with galvanised steel post and click and collect parking; 27 no. bollards; Relocate EV charging point

Location: Tesco Stores Ltd, Valley Park Road, Prestwich, Manchester, M25 3TG

Description

The application relates to a large superstore located close to Prestwich.

The proposal is for the installation of a double canopy to provide shelter for a click and collect parking area, 27 no bollards and relocate an EV chargepoint.

The canopy would be located on an existing hardstanding area of the car park close to the store entrance to provide a sheltered area for click and collect customers. The canopy would be 14.60m x 4.85m and cover an area of 70.81sqm.

The proposed bollards would provide safety for both vehicles and pedestrians.

The EV chargepoint would be relocated to parking bays behind the new canopied area.

Relevant Planning History

52085 - Retrospective application seeking consent to display various advertisements to the store car park - Approve with Conditions 20/01/2010

54387 - Installation of a storage pod and canopy over the space formerly taken up by 10 parking spaces within the store car park. - Approve with Conditions 30/09/2011

55245 - A. Replacement of existing steel trolley shelters with new timber trolley shelters.

B. Installation of a Timpsons cleaners pod. - Split Decision 26/07/2012

55324 - 1 No. internally illuminated double sided 7.3m high replacement gantry sign; 1 No. non-illuminated totem sign - Approve with Conditions 20/07/2012

57435 - Extension of existing home shopping operation facility and relocation of existing plant - Approve with Conditions 09/05/2014

58599 - 1 no. non illuminated free standing fascia stack sign - Approve with Conditions 14/05/2015

65132 - 1 No. LCD media screen to electric vehicle charger and 2 no. non-illuminated flag pole signs - Approve with Conditions 19/03/2020

All the above are associated with the application site.

Publicity

Site notice posted 12/1/26

No responses received

Statutory/Non-Statutory Consultations

Traffic Section - No objection

Prestwich Village Neighbourhood Forum - No response received

Environmental Health - Contaminated Land/air quality - No comments

Pre-start Conditions - Not relevant

Development Plan and Policies

NPPG	National Planning Policy Guide
S4/2	Assessing Out-Of-Centre Retail Development
EN1/2	Townscape and Built Design
HT2/4	Car Parking and New Development
JP-S5	Clean Air
JP-S2	Carbon and Energy
JP-C2	Digital Connectivity

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the

likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Layout and appearance

The proposed canopy would be located opposite the store entrance to provide shelter for click and collect customers with the EV chargepoints located in the row of parking bays behind the new canopy. The canopy would be supported on steel supports and considered to be appropriate for its use and location.

The proposed development would not affect the layout of the remaining carpark or traffic flow around the car park.

Bollards would be erected to the areas close to the canopy to segregate pedestrian and vehicular areas.

The proposed development would involve relatively minor works to an existing retail store and would not affect the operations of the site

The proposed development is therefore considered to be acceptable and comply with EN1/2.

Policy JP-S2: Carbon and Energy

The proposed development would not create new floorspace or increase the energy demands of the retail store.

The relocation of the EV chargepoints would support policy JP-S2 and Part S of Building regulations to provide low carbon transport infrastructure.

Policy JP-C2: Digital Connectivity

The proposed development would not affect the existing digital infrastructure or broadband connections. The applicant states that the requirements to provide full fibre connections are not applicable to the character of this development which is a reasonable statement.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered

Proposed part site plan _C&C 02_3041_02D
Proposed site plan _C&C 02_3041_02C
Existing part site plan _C&C 02_3041_02B
Existing site plan _C&C 02_3041_02A

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Proposed canopy details _C&C 02_3041_03A
Location plan 24-Jul-25

and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT 9/2/26		DM 09.02.2026	