

DELEGATED REPORT

Report by Helen Pressley	Date of report: 27/02/2026	Ref: 72725/CONDIS
Registration: 12/01/2026	LDFC: 16/02/2026	Expiry Date: 09/03/2026
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: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 6 (electric vehicle charging points) on planning permission 70565

Location: Former Bury Police Office HQ, Irwell Street, Bury, BL9 0HE

Description

Planning permission has been granted for the northern part of the site for the construction of an "L" shaped, 2 - 3 storey specialist care home (C2) with car parking located to the west of the proposed building fronting Irwell Street.

Application to discharge condition 6 (electric vehicle charging points) on planning permission 70565.

Relevant Planning History

70565 - Hybrid application comprising Full application for specialist care home (Class C2) with associated parking, landscaping and infrastructure and Outline application for care home (Class C2) with all matters reserved. - Approve with Conditions 30/09/2024

71912 - Application to discharge statutory Biodiversity Net Gain condition on Planning permission 70565 - Approve 03/12/2025

72667 - Application to discharge condition 5 (remediation validation report) on planning permission 70565 - Approve 15/01/2026

Publicity

N/A

Statutory/Non-Statutory Consultations

Environmental Health - Contaminated Land The information is satisfactory and the condition is recommended for discharge.

Pre-start Conditions - N/A

Development Plan and Policies

CF1/1	Location of New Community Facilities
CF3/1	Residential Care Homes and Nursing Homes
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
EN7/3	Water Pollution
EN7/5	Waste Water Management
JP-C1	Our Integrated Network
EN8/2	Woodland and Tree Planting

HT2/4	Car Parking and New Development
H4/2	Special Needs Housing
JP-C2	Digital Connectivity
JP-C3	Our Public Transport
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-H3	Type, Size and Design of New Housing
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-P1	Sustainable Places
JP-P6	Health
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G1	Landscape Character
NPPF	National Planning Policy Framework
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury

Issues and Analysis

Condition 6

Prior to occupation the applicant shall provide:

Electric vehicle (EV) charging points (minimum 7kW) for a minimum of 20% of the proposed parking spaces.*

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use.

**Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.*

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 111e, 116e, 180e and 192 of the National Planning Policy Framework (December 2023) and Places for Everyone Policy JP-S5 (Clean Air).

The Environment Section have considered the following submitted information with regards condition 6:

- Photographic Evidence of the installation of EV charging points
- Technical Datasheet for Zaptec Pro charging system

The information is satisfactory and the condition is recommended for discharge.

Recommendation: Approve

Conditions and Reasons:

- 1 The following condition of application 70565 is approved:
Condition 6 - Electric Vehicle Charging Points

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<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	27/02/2026		