

DELEGATED REPORT

Report by Helen Pressley	Date of report: 24/07/2026	Ref: 73287/CONDIS
Registration: 03/06/2026	LDFC: 02/07/2026	Expiry Date: 29/07/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 5 (Validation Report) 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 5 (Validation Report) 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

73263 - Application to discharge condition 12 - part 2 - (review of existing signals and road markings) and part 3 (street lighting assessment) on planning permission 70895 - Pending

Publicity

N/A

Statutory/Non-Statutory Consultations

Environmental Health - Contaminated Land - This Section is satisfied that the requirements of Condition 5 have been met and that this condition can be recommended for discharge.

Environment Agency We have reviewed the submitted Validation letter report by IGE Ltd, dated June 2026, and are satisfied that Condition 5 (validation report) can be discharged, in so far as it relates to matters within our remit.

Pre-start Conditions - N/A

Development Plan and Policies

CF1/1	Location of New Community Facilities
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN7/3	Water Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
JP-P1	Sustainable Places
JP-P3	Cultural Facilities
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-S4	Flood Risk and the Water Environment
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework
PFE	Places for Everyone

Issues and Analysis

Condition 5

Where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and
A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

The following verification information has been provided in the IGE Validation Report (Reference: 3866a-05/JHA, 2 July 2026):

- Watching brief to identify and deal with any previous unforeseen contamination at the site - A statement has been provided that no evidence of previously unrecorded contamination was encountered during the enabling works.
- Chemical testing results of any imported material for use in landscaped areas to demonstrate that the material is suitable for use - Validation sampling of the following imported materials have been completed:
 - Topsoil used on soft landscaped areas - Supplied by Huperade Ltd. 3 no. soil samples were tested for a suite of analysis that included metals, speciated PAHs, TPHCWG, MTBE, BTEX and asbestos. No elevated concentrations of contaminants were found when compared to the commercial land use GACs.
 - Manufactured clay used to line the surface water attenuation basin - 5 no. samples tested for a suite of analysis that included metals, speciated PAHs, TPHCWG, MTBE, BTEX and asbestos. No elevated concentrations of contaminants were found when compared to the commercial land use GACs.
- A United Utilities water pipeline assessment to confirm that barrier pipe is not required -

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A copy of the United Utilities Risk Assessment has been provided with confirms that standard PE pipes have been used.

- Excess soil material to be disposed of at a suitable waste disposal facility - Excess material was removed from site by Roy Braidwood & Sons Transport Ltd in April 2025 and disposed of at NRE Aggregates' recycling yard in Eccles. Waste transfer notes have been provided

These documents have been reviewed by the Council's Environment Section and the Environment Agency who have both recommended discharge of the condition.

Recommendation: Approve

Conditions and Reasons:

- 1 The following condition of application 70895 is approved:
Condition 5 - Validation Report

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	24/07/2026	DM	24/07/2026