

DELEGATED REPORT

Report by Claire Booth	Date of report: 14/09/2026	Ref: 73089/CONDIS
Registration: 15/04/2026	LDfC: 12/05/2026	Expiry Date: 10/06/2026
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 part discharge condition 17 (Hard and Soft Landscaping), condition 44 (detailed lighting scheme), condition 45 (landscape & ecological management plan (LEMP)) and condition 48 (hard & soft landscaping scheme) relating to Phase 1A (Travel Hub) of planning permission 70449

Location: Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich

Description

This application seeks to part discharge condition 17 (Hard and Soft Landscaping), condition 44 (detailed lighting scheme), condition 45 (landscape & ecological management plan (LEMP)) and condition 48 (hard & soft landscaping scheme) relating to Phase 1A (Travel Hub) of planning permission 70449.

The assessment section of this report details the information submitted for each of the conditions being applied for.

Relevant Planning History

70449 - Hybrid Planning Application constituting EIA Development comprising:

Full application for demolition of existing buildings/structures and erection of phased mixed use development including Community Hub with flexible uses of library, offices, medical/health services (Classes F1 (a-f), F2(b), E(c), E(e), E(g)) & retail uses (Classes E(a), E(b) F2(a)) & Sui Generis (hot food takeaway & bar), new Market Hall (Classes E(a), E(b) & Sui Generis (hot food takeaway and bar)), Commercial Building with flexible uses including retail, offices, gymnasium (Classes E(a), E(b), E(c), E(d), E(g), F2(a), Travel Hub with car parking & cycle parking (Sui Generis), public square & realm, associated landscaping, car parking provision, cycle storage & associated works; and,

Part Outline application (all matters reserved) - mixed use development of residential (Class C3), flexible commercial, business, service, local community & learning uses (Classes E, F) & Sui Generis (hot food takeaway & bar), engineering works to Rectory Lane, new public realm, associated landscaping, car parking provision, cycle storage & associated works.

Approved with Conditions, subject to a S106 Agreement being signed, 26/09/2024

Publicity

Not applicable.

Statutory/Non-Statutory Consultations

Traffic Section - Raised concerns that the necessary highway licences for Phase 1A and Fairfax Road had not been submitted to the Local Highway Authority.

The applicant provided evidence of Section 50 approval their contractor has received from the Council. Notwithstanding this, the NPPF clearly advises

Environmental Health - Pollution Control - No comments or observations received.

Greater Manchester Ecology Unit - No comments or observations received.

Pre-start Conditions - Not applicable.

Development Plan and Policies

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.

Condition 17 - Landscaping Scheme

Condition 17 is worded as follows:

Notwithstanding any details shown on the approved plans, within three months of development first taking place a landscaping scheme for the site which demonstrates compliance with the landscaping strategy indicated on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a scheme which demonstrates compliance with the landscaping strategy indicated on drawing nos. Landscape Masterplan Phase 1 & Outline Area 3107-PLA-XX-XX-DR-L-0002 P13 and Landscape Masterplan - Phase 1 3107-PLA-XX-XX-DR-L-0006 P05. The scheme shall include, but not be limited to, the following details:

- 1. all trees, hedgerows and any other vegetation on/overhanging the site to be retained;*
- 2. compensatory planting to replace any trees or hedgerows to be removed as part of the development;*
- 3. the strengthening and/or introduction of landscaping buffers along the boundary with Rectory Lane;*
- 4. the introduction of additional planting within the site which forms part of the internal development layout and does not fall within (i) to (iii);*
- 5. the type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.*

The duly approved landscaping scheme shall be carried out during the first planting season after each phase of the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Policies EN1/2: Townscape and Built Design and EN8/2: Woodland and Tree Planting of the Bury Unitary Development Plan, Policy JP-P1: Sustainable Places and JP-G7: Trees and Woodland of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

The following information has been submitted to discharge condition 17 and 48 for Phase 1A Plot G of the consented development, as shown on the approved Phasing Plan:

- Tree Retention and Removal (Dwg. no. 17300-PLA-P1-XX-D-L-000003);
- 16162_R05a_Arboricultural Addendum Note_BV_JJ
- Hardworks (Dwg. no.17300-PLA-P1-XX-D-L-001000), prepared by Planit;
- Kerbs and Edgings (Dwg. no. 17300-PLA-P1-XX-D-L-001001), prepared by Planit;
- Softworks (Dwg.no. 17300-PLA-P1-XX-D-L-002000), prepared by Planit;
- Planting Plan - Sheet 1 (Dwg. no. 17300-PLA-P1-XX-D-L-002001), prepared by Planit;
- Planting Plan - Sheet 2 (Dwg.no: 17300-PLA-P1-XX-D-L-002002), prepared by Planit
- Furniture and Boundaries (ref: 17300-PLA-P1-XX-D-L-004000), prepared by Planit;
- Typical Hardworks Details (ref: 17300-PLA-P1-XX-D-L-005001), prepared by Planit;
- SUDs inlet Kerb Detail (ref: 17300-PLA-P1-XX-D-L-005003), prepared by Planit;
- Typical Softworks Details (ref: 17300-PLA-P1-XX-D-L-006000), prepared by Planit;

- Rain Garden Planters (ref: 17300-PLA-P1-XX-D-L-006001), prepared by Planit;
- Tree Pit in Partial Hard (ref: 17300-PLA-P1-XX-D-L-006002), prepared by Planit; and
- Front Gate Elevations (ref: 17300-PLA-P1-XX-D-L-007001), prepared by Planit.

The details have been reviewed and are acceptable to the Local Planning Authority.

The applicant needs to obtain separate consent from the Local Highway Authority where works affect the public highway.

Condition 44 (Lighting Scheme)

Condition 44 is worded as follows:

No relevant phase or sub-phase of development shall be occupied until a detailed lighting scheme for that phase of development has been submitted to and approved in writing by the Local Planning Authority for that phase or sub-phase.

The detailed lighting scheme shall include site annotated plans showing lighting positions for the external spaces, facades, building elevations and structures they illuminate, site plans showing horizontal and vertical overspill to include light trespass and source intensity, affecting surrounding residential premises and details of the lighting fittings including: colour, watts and periods of illumination. For the avoidance of doubt, the scheme shall include lighting to be placed along the edge of the site close to neighbouring residential properties.

All lighting works shall be implemented in accordance with the approved details and shall be completed prior to the occupation of any part of the development and shall thereafter be retained and maintained.

Reason: To ensure a high quality of external environment, to complement the development proposals, to protect and reinforce local character, and to protect the amenity of nearby residents from any light pollution pursuant to the principles of the National Planning Policy Framework.

The following information has been submitted to discharge condition 44 for Phase 1A (Plot G) of the approved development, as shown on the approved Phasing Plan, through the course of this application:

- 17300-247-P1-00-D-E-630000 Ground Floor General and Emergency Layout 1;
- 17300-247-P1-00-D-E-630001 Ground Floor General and Emergency Layout 2;
- 17300-247-P1-00-D-E-630008 Revision C02: Ground Floor External Elevation;
- 17300-247-P1-00-D-E-630500 Ground Floor Lighting Control Philosophy;
- 17300-247-P1-00-D-E-960001 - EXTERNAL SITE & SURROUNDING;
- 17300-247-P1-01-D-E-630002 First Floor General and Emergency Layout 1;
- 17300-247-P1-01-D-E-630003 First Floor General and Emergency Layout 2;
- 17300-247-P1-01-D-E-630009 First Floor External Layout;
- 17300-247-P1-01-D-E-630501 First Floor Lighting Control Philosophy;
- 17300-247-P1-02-D-E-630004 Second Floor General and Emergency layout 1;
- 17300-247-P1-02-D-E-630005 Second Floor General and Emergency layout 2;
- 17300-247-P1-02-D-E-630502 Second Floor Lighting Control Philosophy;
- 17300-247-P1-ZZ-D-E-630006 Stair 01 General and Emergency Layout;
- 17300-247-P1-ZZ-D-E-630007 Stair 02 General and Emergency Layout;

- 17300-HAN-P1-XX-D-E-009001_External Lighting Strategy - Site Plan_02.Preliminary_P02 (1);
- 17300-JMA-P1-XX-D-A-042200 Fairfax Road Highfield Place Elevations N and S;
- 17300-JMA-P1-XX-D-A-042201 Highfield Road Elevation SW NW;
- 17300-JMA-P1-XX-D-A-042202 Railway Elevation SE NE;
- 17300-JMA-P1-XX-D-A-052200 Longitudinal Section AA;
- 17300-JMA-P1-XX-D-A-053200 Cross Section DD;
- 17300-JMA-P1-XX-D-A-053201 Cross Section EE;
- 17300-JMA-P1-XX-D-A-053202 Cross Section F and G;
- 17300-JMA-P1-XX-D-A-053203 Cross Section H and J;
- 17300-HAN-P1-02-DR-E-006303: Lighting Level & Control Strategy Level 02;
- 17300-HAN-P1-02-D-E-006303_Lighting Level & Control Strategy Layout - Roof_P03;
- 17300-247-P1-00-D-E-630008 C02: Ground Floor External Elevations;
- 17300-247-P1-00-D-E-960001 C01: External Site & Surrounding Area - Design Lux Plots;
- Prestwich Travel Hub - Glare & Source Intensity Assessment;
- Prestwich Travel Hub - Elevations;
- Condition 44 - Full lighting receptor based spill calculations
- Prestwich Travel Hub - Roof original spill calculations;
- Prestwich Travel Hub - Condition 44 - Roof lighting only receptor based spill calculations;
- Prestwich Travel Hub - Upward Light Ratio - Compliance Confirmation;
- Prestwich Travel Hub - Receptor Distances - PDF pages 1-6;
- Certificate of Lighting Controls Commissioning - 33401 Prestwich Travel Hub;

The proposed Lux Levels, they all seem to be relatively standard inside the proposed Travel Hub.

The Travel Hub has a roof top car park. On this rooftop level ground floor lighting of 1000 lux is proposed around the floor of the car park. The submitted plans also show tall double head lamp lights positioned centrally along the length of the roof building equidistant apart which seek to provide 1000 Lux of illumination and a number of lamp posts positioned along the western boundary of the rooftop car park.

The submitted lighting assessment demonstrates that the proposed lighting has been designed to minimise light spill beyond the site boundary. Modelling undertaken at neighbouring residential properties on Highfield Road and Highfield Place indicates illuminance levels that accord with the relevant ILP guidance for an E3 environmental zone and which would not cause light spillage or pollution to the residents bordering the site of the Travel Hub.

Both the Council's Environmental health Team and Street Lighting team shared the concerns of the Local Planning Authority that the information initially submitted failed to satisfactorily demonstrate that the proposed external lighting to the Travel Hub would not cause harm to the amenity of the residents on Highfield Road and Highfield Place who overlook the site. Therefore, on the 28 August 2026, additional information in this respect was received.

Subject to the lighting being installed and operated in accordance with the documents and details listed above, it is considered that the development would not give rise to unacceptable levels of light intrusion, glare or over-illumination and would not result in significant harm to the living conditions or amenity of neighbouring residents. On this basis

the condition for Phase 1A, the Travel Hub, can be discharged.

Condition 45 – Landscape and Ecological Management Plan

Condition 45 is worded as follows:

Prior to the commencement of the landscaping works for any relevant phase or sub-phase hereby approved a Landscape and Ecological Management Plan (LEMP) shall be submitted for that phase or sub-phase to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed;*
- b) Ecological trends and constraints on site that might influence management;*
- c) Aims and objectives of management;*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions;*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);*
- g) Details of the body or organization responsible for implementation of the plan; and,*
- h) Ongoing monitoring and remedial measures.*

The LEMP shall also include details of the legal and funding mechanism{s} by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting, JP-G8: Trees and Woodland of the Places for Everyone Joint Development Plan and chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.

The following information has been submitted to discharge condition 45 for Phase 1A Plot G of the approved development, as shown on the approved Phasing Plan, some of which was provided on the

- Landscape Ecological Management Plan (ref: 15807_R10_BP), prepared by Tyler Grange

The Landscape Ecological Management Plan reflects previous agreed discussions during consideration of the hybrid application 70449. It is therefore considered to be acceptable and can thus be discharged for this phase of development (Phase 1A).

Condition 48 – Hard and Soft Landscaping Scheme

Condition 48 is worded as follows:

Prior to the occupation of any relevant phase or sub-phase a scheme of hard and soft landscape works for each phase or sub-phase of development shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved.

These details shall include:

- 1) A scaled plan at 1:100 or 1:200 showing all existing vegetation and landscape features to be retained; and where used, locations of individually planted trees, areas of woodland, shrubs, hedges, herbaceous planting, bulbs, and areas of grass;
 - 2) Within ornamental planting areas, plans should be sufficiently detailed to show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs;
 - 3) Planting schedules noting species, plant sizes and proposed numbers/densities, and details of the proposed planting implementation programme;
 - 4) Location, type and design of materials to be used for hard landscaping, including ground surfacing, paving, kerbs, edges, steps and furniture;
 - 5) Specifications, where applicable for the following:
 - a) permeable paving;
 - b) tree pit design - indicating root available soil volumes and matched to species demands at mature size;
 - c) underground modular systems;
 - d) sustainable urban drainage integration;
 - e) surfacing within tree Root Protection Areas (RPAs);
 - f) Green Roof and Rain Gardens;
 - 6) Specifications for operations associated with plant establishment and maintenance that are compliant with best practice;
 - 7) Retaining structures, noting their height, design and facing materials;
 - 8) Minor artefacts and structures; and
 - 9) Proposed and existing functional services above and below ground.
- All hard and soft landscape works shall be implemented in accordance with the approved details.

The works shall be implemented prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority and thereafter maintained.

Any trees or shrubs which, within a period of two five years from the completion of the phase of development, die, are removed or become seriously diseased or damaged, shall be replaced in the next planting season with others of similar size and species.

Reason: In order to secure the satisfactory development of the application site, ensure a high quality of external environment, reinforce local landscape character and to secure net gains to biodiversity in accordance with Policies EN1/2 - Townscape and Built Design and EN8/2 -Woodland and Tree Planting of the Bury Unitary Development Plan, Policies JP-G7: Trees and Woodland and JP-G8: Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

The following information has been submitted to discharge condition 48 for Phase 1A Plot G of the approved development, as shown on the approved Phasing Plan:

- Tree Retention and Removal (Dwg. no. 17300-PLA-P1-XX-D-L-000003);
- 16162_R05a_Arboriultural Addendum Note_BV_JJ
- Hardworks (Dwg. no.17300-PLA-P1-XX-D-L-001000), prepared by Planit;
- Kerbs and Edgings (Dwg. no. 17300-PLA-P1-XX-D-L-001001), prepared by Planit;
- Softworks (Dwg.no. 17300-PLA-P1-XX-D-L-002000), prepared by Planit;
- Planting Plan - Sheet 1 (Dwg. no. 17300-PLA-P1-XX-D-L-002001), prepared by Planit;
- Planting Plan - Sheet 2 (Dwg.no: 17300-PLA-P1-XX-D-L-002002), prepared by Planit
- Furniture and Boundaries (ref: 17300-PLA-P1-XX-D-L-004000), prepared by Planit;
- Typical Hardworks Details (ref: 17300-PLA-P1-XX-D-L-005001), prepared by Planit;
- SUDs inlet Kerb Detail (ref: 17300-PLA-P1-XX-D-L-005003), prepared by Planit;
- Typical Softworks Details (ref: 17300-PLA-P1-XX-D-L-006000), prepared by Planit;
- Rain Garden Planters (ref: 17300-PLA-P1-XX-D-L-006001), prepared by Planit;
- Tree Pit in Partial Hard (ref: 17300-PLA-P1-XX-D-L-006002), prepared by Planit; and
- Front Gate Elevations (ref: 17300-PLA-P1-XX-D-L-007001), prepared by Planit.

All details have been reviewed and are acceptable to the Local Planning Authority. The proposed soft planting is appropriate within this town centre location. Provided these landscaping details are used in the site, this condition will be fully discharged.

The applicant needs to be aware that separate consent(s) from the Local Highway Authority where works affect the public highway will need to be sought.

Recommendation: Approve

Conditions and Reasons:

1 **Condition 17 (Landscaping Scheme)** has hereby been discharged in accordance with the following drawings:

- Tree Retention and Removal (Dwg. no. 17300-PLA-P1-XX-D-L-000003);
- 16162_R05a_Arboriultural Addendum Note_BV_JJ
- Hardworks (Dwg. no.17300-PLA-P1-XX-D-L-001000), prepared by Planit;
- Kerbs and Edgings (Dwg. no. 17300-PLA-P1-XX-D-L-001001), prepared by Planit; Softworks (Dwg.no. 17300-PLA-P1-XX-D-L-002000), prepared by Planit;
- Planting Plan - Sheet 1 (Dwg. no. 17300-PLA-P1-XX-D-L-002001), prepared by Planit;
- Planting Plan - Sheet 2 (Dwg.no: 17300-PLA-P1-XX-D-L-002002), prepared by Planit
- Furniture and Boundaries (ref: 17300-PLA-P1-XX-D-L-004000), prepared by Planit;
- Typical Hardworks Details (ref: 17300-PLA-P1-XX-D-L-005001), prepared by Planit;
- SUDs inlet Kerb Detail (ref: 17300-PLA-P1-XX-D-L-005003), prepared by Planit;
- Typical Softworks Details (ref: 17300-PLA-P1-XX-D-L-006000), prepared by Planit;
- Rain Garden Planters (ref: 17300-PLA-P1-XX-D-L-006001), prepared by Planit;
- Tree Pit in Partial Hard (ref: 17300-PLA-P1-XX-D-L-006002), prepared by Planit; and
- Front Gate Elevations (ref: 17300-PLA-P1-XX-D-L-007001), prepared by Planit.

Providing that the development of the Travel Hub is carried out in accordance with these details, prior to the first use of the Travel Hub (Phase 1A) the requirements of the condition will be complied with.

2 **Condition 44 (Lighting Scheme)** has hereby been discharged in accordance with the following drawings:

- 17300-247-P1-00-D-E-630000 Ground Floor General and Emergency Layout 1;
- 17300-247-P1-00-D-E-630001 Ground Floor General and Emergency Layout 2;
- 17300-247-P1-00-D-E-630008 Revision C02: Ground Floor External Elevation;
- 17300-247-P1-00-D-E-630500 Ground Floor Lighting Control Philosophy;
- 17300-247-P1-00-D-E-960001 - EXTERNAL SITE & SURROUNDING;
- 17300-247-P1-01-D-E-630002 First Floor General and Emergency Layout 1;
- 17300-247-P1-01-D-E-630003 First Floor General and Emergency Layout 2;
- 17300-247-P1-01-D-E-630009 First Floor External Layout;
- 17300-247-P1-01-D-E-630501 First Floor Lighting Control Philosophy;
- 17300-247-P1-02-D-E-630004 Second Floor General and Emergency layout 1;

- 17300-247-P1-02-D-E-630005 Second Floor General and Emergency layout 2;
- 17300-247-P1-02-D-E-630502 Second Floor Lighting Control Philosophy;
- 17300-247-P1-ZZ-D-E-630006 Stair 01 General and Emergency Layout;
- 17300-247-P1-ZZ-D-E-630007 Stair 02 General and Emergency Layout;
- 17300-HAN-P1-XX-D-E-009001_External Lighting Strategy - Site Plan_02.Preliminary_P02 (1);
- 17300-JMA-P1-XX-D-A-042200 Fairfax Road Highfield Place Elevations N and S;
- 17300-JMA-P1-XX-D-A-042201 Highfield Road Elevation SW NW;
- 17300-JMA-P1-XX-D-A-042202 Railway Elevation SE NE;
- 17300-JMA-P1-XX-D-A-052200 Longitudinal Section AA;
- 17300-JMA-P1-XX-D-A-053200 Cross Section DD;
- 17300-JMA-P1-XX-D-A-053201 Cross Section EE;
- 17300-JMA-P1-XX-D-A-053202 Cross Section F and G;
- 17300-JMA-P1-XX-D-A-053203 Cross Section H and J;
- 17300-HAN-P1-02-DR-E-006303: Lighting Level & Control Strategy Level 02;
- 17300-HAN-P1-02-D-E-006303_Lighting Level & Control Strategy Layout - Roof_P03;
- 17300-247-P1-00-D-E-630008 C02: Ground Floor External Elevations;
- 17300-247-P1-00-D-E-960001 C01: External Site & Surrounding Area - Design Lux Plots;
- Prestwich Travel Hub - Glare & Source Intensity Assessment;
- Prestwich Travel Hub - Elevations;
- Condition 44 - Full lighting receptor based spill calculations
- Prestwich Travel Hub - Roof original spill calculations;
- Prestwich Travel Hub - Condition 44 - Roof lighting only receptor based spill calculations;
- Prestwich Travel Hub - Upward Light Ratio - Compliance Confirmation;
- Prestwich Travel Hub - Receptor Distances - PDF pages 1-6; and,
- Certificate of Lighting Controls Commissioning - 33401 Prestwich Travel Hub.

All lighting works shall be implemented in accordance with the approved details and shall be completed prior to the use of any part of the Travel Hub and shall thereafter be retained and maintained.

Providing that the development is carried out in accordance with these details and is completed prior to the Travel Hub coming into use, the requirements of the condition will be complied with.

- 3 **Condition 45 (Landscape and Ecological Management Plan)** has hereby been discharged in accordance with the following drawing:

- Landscape Ecological Management Plan (ref: 15807_R10_BP), prepared by Tyler Grange

Providing that the development is carried out in accordance with these details, the requirements of the condition will be complied with.

- 4 **Condition 48 (Hard and Soft Landscaping Scheme)** has hereby been discharged in accordance with the following drawings:

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- Tree Retention and Removal (Dwg. no. 17300-PLA-P1-XX-D-L-000003);
- 16162_R05a_Arborticultural Addendum Note_BV_JJ;
- Hardworks (Dwg. no.17300-PLA-P1-XX-D-L-001000), prepared by Planit;
- Kerbs and Edgings (Dwg. no. 17300-PLA-P1-XX-D-L-001001), prepared by Planit; Softworks (Dwg.no. 17300-PLA-P1-XX-D-L-002000), prepared by Planit;
- Planting Plan - Sheet 1 (Dwg. no. 17300-PLA-P1-XX-D-L-002001), prepared by Planit;
- Planting Plan - Sheet 2 (Dwg.no: 17300-PLA-P1-XX-D-L-002002), prepared by Planit
- Furniture and Boundaries (ref: 17300-PLA-P1-XX-D-L-004000), prepared by Planit;
- Typical Hardworks Details (ref: 17300-PLA-P1-XX-D-L-005001), prepared by Planit;
- SUDs inlet Kerb Detail (ref: 17300-PLA-P1-XX-D-L-005003), prepared by Planit;
- Typical Softworks Details (ref: 17300-PLA-P1-XX-D-L-006000), prepared by Planit;
- Rain Garden Planters (ref: 17300-PLA-P1-XX-D-L-006001), prepared by Planit;
- Tree Pit in Partial Hard (ref: 17300-PLA-P1-XX-D-L-006002), prepared by Planit; and
- Front Gate Elevations (ref: 17300-PLA-P1-XX-D-L-007001), prepared by Planit.

Providing that the development of the Travel Hub is carried out in accordance with these details, prior to the first use of the Travel Hub (Phase 1A), the requirements of the condition will be complied with.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	14/09/2026	DM	14.09.26