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Claire Booth
Senior Planning Officer
Development Management
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Our Ref: 0471
Your Ref: PP-14580423

Date: 22nd December 2025

Dear Claire,

Application to Fully Discharge Condition 20 and Partially Discharge Conditions 30, 41 and 52 for the Hybrid Planning Permission Reference 70449 - Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich.

On behalf of our client The Prestwich Regeneration LLP ('the Applicant') please find enclosed an application to fully discharge condition 20 and partially discharge conditions 30, 41 and 52 of planning permission reference 70449 at Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich ('the Site'). The Partial discharge of conditions 30, 41 and 52 relate to Phase 1A Plot G of the consented development, as shown on the approved Phasing Plan (enclosed at **Appendix 1**). The planning permission was granted on 26th September 2024 for the following development at the Site:

"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."

This application is accompanied by the following information:

- This Covering Letter prepared by Asteer Planning LLP;
- Application Form completed by Asteer Planning LLP;
- Electric Vehicle Chargers Technical Report prepared by 24-7 Group (ref: 17300-247-P1-XX-T-E-600504);
- Ground Floor Small Power and Ancillary Services Layout 1 prepared by 24-7 Group (ref: 17300-247-P1-00-D-E-620000 C01);
- Ground Floor Small Power and Ancillary Services Layout 2 prepared by 24-7 Group (ref: 17300-247-P1-00-D-E-620001 C01);
- Second Floor Small Power and Ancillary Services Layout 1 prepared by 24-7 Group (ref: 17300-247-P1-02-D-E-620004 C01);
- Ground Floor Lining Layout prepared by Civic Engineers (ref: 17300-CIV-P1-00-D-C-5000 C02);
- First Floor Lining Layout prepared by Civic Engineers (ref: 17300-CIV-P1-01-D-C-5000 C02);
- Roof Lining Layout prepared by Civic Engineers (ref: 17300-CIV-P1-02-D-C -500003 C02);
- Completion Report prepared by Vertase FLI (ref: 2066VIN_Completion Report_Issue 1); and
- External Materials Schedule prepared by Jon Matthews Architects (ref: 17300-JMA-P1-XX-T-A-000002).

The Partial discharge of conditions 30, 41 and 52 relate to Phase 1A Plot G of the consented development, as shown on the approved Phasing Plan (enclosed at **Appendix 1**).

Condition Number	Fully Discharge	Partially Discharge
20	X	
30		X
41		X
52		X

Condition 20 – Electric Vehicle Charging

Condition 20 is worded as follows:

“Prior to the first use of the development hereby approved, a scheme detailing the electric vehicle charging points in the Travel Hub shall be submitted to and agreed in writing by the local planning authority. The Travel Hub shall be provided with the approved electric vehicle charging points, which shall be retained for that purpose thereafter.

Reason: In the interests of air quality and to promote modal shift and increased use of sustainable methods of travel in accordance with Policies JP-S5: Clean Air and Policy JP-C4: The Strategic Road Network of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.”

The following information has been submitted to discharge condition 20 of the consented development, as shown on the approved Phasing Plan (enclosed at **Appendix 1**):

- Electric Vehicle Chargers Technical Report prepared by 24-7 Group (ref: 17300-247-P1-XX-T-E-600504);
- Ground Floor Small Power and Ancillary Services Layout 1 prepared by 24-7 Group (ref: 17300-247-P1-00-D-E-620000);

- Ground Floor Small Power and Ancillary Services Layout 2 prepared by 24-7 Group (ref: 17300-247-P1-00-D-E-620001); and
- Second Floor Small Power and Ancillary Services Layout 1 prepared by 24-7 Group (ref: 17300-247-P1-02-D-E-620004).

Condition 30 – Details of Car Parking Provision

Condition 30 is worded as follows:

“Any relevant phase or sub-phase of the development shall not be first occupied or brought into first use unless and until full details of the car parking (including accessible and Electric Vehicle charging point provision with 10% of all spaces to be provided with active charging points and the remainder of all spaces served by passive provision, (subject to an update in local policy standards which may exceed these requirements ahead of Reserved Matters approval), motor cycle, delivery and drop off space, and covered and secured cycle storage facilities to serve that phase of development hereby approved have been submitted to and approved in writing by the local planning authority. The respective buildings within any relevant phase or sub-phase shall not be first occupied or brought into first use unless and until the on-site car parking spaces for the respective buildings within any phase, have been provided and made available for use in full accordance with the drawings, together with properly constructed vehicular access to the adjoining highway, all in accordance with the approved plans for that phase.

The approved parking spaces shall be provided and made available for use and the accessible parking bays shall be clearly marked with a British Standard disabled symbol prior to the occupation of that part of the development and shall be maintained thereafter solely for the parking of occupiers of, visitors to and users of the development. Details of the provision of the car club parking spaces and electric vehicle charging points within a relevant phase or sub-phase shall be provided including number and location.

Reason: To ensure that adequate car parking is provided and retained to serve the development and to ensure that adequate cycle parking is provided and retained to serve both the commercial and residential development pursuant to Policies JP- S1 Sustainable Development, JP-C5: Streets for All, JP-C6: Walking and Cycling and Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.”

The following Information has been submitted to discharge condition 30 for Phase 1A Plot G of the consented development, as shown on the approved Phasing Plan (enclosed at **Appendix 1**):

- Ground Floor Small Power and Ancillary Services Layout 1 prepared by 24-7 Group (ref: 17300-247-P1-00-D-E-620000);
- Ground Floor Small Power and Ancillary Services Layout 2 prepared by 24-7 Group (ref: 17300-247-P1-00-D-E-620001);
- Second Floor Small Power and Ancillary Services Layout 1 prepared by 24-7 Group (ref: 17300-247-P1-02-D-E-620004);
- Ground Floor Lining Layout prepared by Civic Engineers (ref: 17300-CIV-P1-00-D-C-5000 C02);
- First Floor Lining Layout prepared by Civic Engineers (ref: 17300-CIV-P1-01-D-C-5000 C02); and
- Roof Lining Layout prepared by Civic Engineers (ref: 17300-CIV-P1-02-D-C -500003 C02).

Condition 41 – Site Verification Report

Condition 41 is worded as follows:

“Following the provisions of Condition 38 of this planning permission, where remediation is required on any relevant phase or sub-phase, the approved Remediation Strategy must shall be carried out to the satisfaction of the Local Planning Authority within agreed timescales for that phase or sub-phase; 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 Information has been submitted to discharge condition 41 for Phase 1A Plot G of the consented development, as shown on the approved Phasing Plan (enclosed at **Appendix 1**):

- Completion Report prepared by Vertase FLI (ref: 2066VIN_Completion Report_Issue 1)

Condition 52 – External Materials

Condition 52 is worded as follows:

“Prior to the installation of any external finishing materials within a relevant phase or sub-phase samples of the materials to be used in the construction of the external surfaces of that phase or sub-phase hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be implemented in accordance with the duly approved materials.”

The following information has been submitted to discharge condition 52 for Phase 1A Plot G of the consented development, as shown on the approved Phasing Plan (enclosed at **Appendix 1**):

- External Materials Schedule prepared by Jon Matthews Architects (ref: 17300-JMA-P1-XX-T-A-000002)

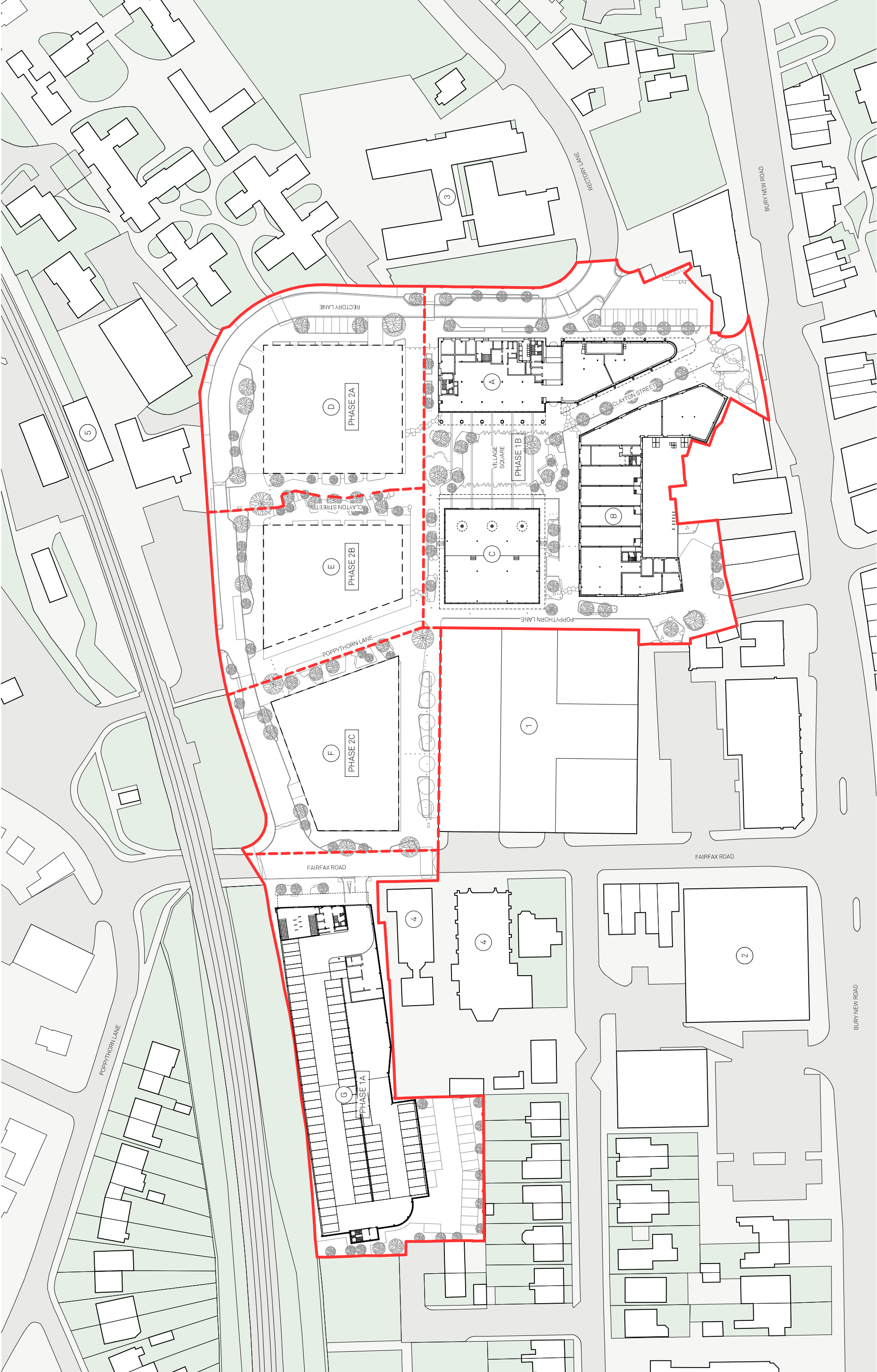
The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14580423). We trust the above is in order and that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Kind regards,

Chris Sinton
Director, Regeneration & Commercial

For and on behalf of Asteer Planning LLP

Appendix 1 – Phasing Plan



Notes:

MASTERPLAN KEY

EXTENT OF FULL APPLICATION

PHASING

PROPOSED PLOTS

A

B

C

G

PLOT A - COMMUNITY HUB

PLOT B - RETAIL HUB

PLOT C - MARKET HALL

PLOT G - MSCP

EXISTING KEY BUILDINGS

1

2

3

4

5

THE RADUIS

MARKS & SPENCER

SCHOOL

CHURCH

PRESTWICH TRAM STOP

INDICATIVE FRAMETIME FOR DELIVERY

• PHASE 1A - Q4 2024 to Q1 2026

• PHASE 1B - Q3 2025 to Q3 2027

• PHASE 2A - Q1 2026 to Q3 2027

• PHASE 2B - Q1 2026 to Q3 2027

• PHASE 2C - TBC

Project:

Prestwich Village Masterplan

Drawn: JC

Rev: P00

Title:

Indicative phasing timeframe

Status:

S2 Coordination

Details:

23/08/2024

Scale:

1:500 @ A1

Drawing No:

207-JMA-MP-Q0-DR-A-001311

Issued for information

Jon Matthews Architects

Union, 2-10 Albert Square, Manchester, M2 6LW

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