

DELEGATED REPORT

Report by Helen Pressley	Date of report: 16/04/2025	Ref: 71763/CONDIS
Registration: 25/03/2025	LDFC:	Expiry Date: 20/05/2025
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 4 (materials) 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.

The proposal comprises of two phases, the first being the demolition of the existing fire station and the construction of a temporary fire station to maintain a functional interim station. The proposed temporary station would be a flat roof, modular building and would be two storeys in height. This building would be located within the north east corner of the site and accessed from George Street, with proposals to widen a redundant access to accommodate fire service vehicles. It is proposed that the interim building would be operational from May 2024 to July 2025.

The proposed new permanent building would be two storeys in height and would have a flat roof. The proposed new building would be constructed from grey brickwork and grey colour coated standing seam cladding with curtain walling, red aluminium feature fins, glass look-a-like panels and aluminium framed doors and windows. A new appliance bay will be located to the north side of the building, and will include a canopied wash area. To the rear of the proposed appliance bay it is proposed to site a new fire tower that would be four storeys in height.

The proposed new permanent building would be accessed from Bury New Road. The access from George Street will become redundant once the temporary facility is discontinued and the public footway reinstated across this crossing point.

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.

The current application is an application to discharge condition 4 (materials) on planning permission 70895

Relevant Planning History

02800/E - Demolition of existing fire station and erection of a new fire station including associated external works on the same site - Enquiry completed 03/05/2023

52945 - Prior notification for replacement of existing 15m pole with new 15m high monopole including 3 no. antennae and equipment cabinet to facilitate site sharing - Prior Approval Required and Granted 25/10/2010

65454 - Installation of a 20m slim-line column supporting 6 no. antennas, 2 no. transmission dishes, 2 no equipment cabinets and ancillary development thereto including a GPS module and 3 no. Remote Radio Units (RRUs). - Prior Approval Required and Granted Prior Approval Required and Granted Prior Approval Required and Granted Prior Approval Required and Granted Prior Approval Required and Granted 19/06/2020

69940 - Demolition of existing fire station and erection of new fire station including new training tower, parking/manoeuvring 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

Publicity

N/A

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

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 4

Details/Samples of the materials to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground superstructure works being commenced (excluding temporary fire station). Only the approved materials/bricks shall be used for the construction of the development.

Reason. *No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 Townscape and Built Design.*

External materials schedule submitted with the following materials proposed:

- Brickwork - General elevations - Clay facing brickwork - Blockley's Synthesis S09
- Cladding - General elevations - Colour coated Aluminium standing seam cladding system – colour RAL 7016
- Aluminium Parapet Cappings - Top of all parapet walls - PPC coated pressed aluminium – colour RAL7016
- Feature fins - In front of curtain walling - PPC coated aluminium box section vertical fins – colour red RAL 3001
- Brise Soleil - Above windows - PPC coated aluminium (or similar) – colour RAL 7016
- Curtain Walling - Entrance and stairs- PPC aluminium – colour RAL 7016
- Windows - External elevations generally - PPC aluminium windows – colour RAL 7016
- Doors - External elevations generally - PPC aluminium doors – colour RAL 7016
- Fencing - To site perimeter - Paladin steel wire mesh - colour RAL 9005
- Fencing - To enclosures on site e.g. bin store, plant etc- Timber hit and miss – self coloured
- Fencing - To party fence lines with neighbouring sites - Timber close boarded panel – self coloured

Materials proposed considered to be acceptable and in accordance with the approved plans. The condition can therefore be recommended for discharge.

Recommendation: Approve

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Conditions and Reasons:

- 1 The conditions listed below are approved:
Condition 4 - Materials

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	16/04/2025	DM	28/04/25