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Our Ref: 0471
Your Ref: PP-14860215

Date: 15th April 2026

Dear Claire,

Application to Partially Discharge Conditions 44, 45, 48 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 partially discharge conditions 44, 45, 48 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 44, 45 and 48 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;
- External Site & Surrounding Area - Design Lux Plots (ref: 17300-247-P1-00-D-E-960001 C01), prepared by 24-7 Group;
- Ground Floor General and Emergency Lighting Layout Sheet 1 of 2 (ref: 17300-247-P1-00-D-E-630000 C02), prepared by 24-7 Group;
- Ground Floor General and Emergency Lighting Layout Sheet 2 of 2 (ref: 17300-247-P1-00-D-E-630001 C02), prepared by 24-7 Group;
- Ground Floor External Elevations (ref: 17300-247-P1-00-D-E-630008 C02), prepared by 24-7 Group;
- Ground Floor Lighting Control Philosophy (ref: 17300-247-P1-00-D-E-630500 C01), prepared by 24-7 Group;
- First Floor General and Emergency Lighting Layout Sheet 1 of 2 (ref: 17300-247-P1-01-D-E-630002 C01), prepared by 24-7 Group;
- First Floor General and Emergency Lighting Layout Sheet 2 of 2 (ref: 17300-247-P1-01-D-E-630003 C01), prepared by 24-7 Group;
- First Floor External Elevations (ref: 17300-247-P1-01-D-E-630009 C01), prepared by 24-7 Group;
- First Floor Lighting Control Philosophy (ref: 17300-247-P1-01-D-E-630501 C01), prepared by 24-7 Group;
- Second Floor General and Emergency Lighting Layout Sheet 1 of 2 (ref: 17300-247-P1-02-D-E-630004 C01), prepared by 24-7 Group;
- Second Floor General and Emergency Lighting Layout Sheet 2 of 2 (ref: 17300-247-P1-02-D-E-630005 C01), prepared by 24-7 Group;
- Second Floor Lighting Control Philosophy (ref: 17300-247-P1-02-D-E-630502 C01), prepared by 24-7 Group;
- Technical Submission General & Emergency Lighting (ref: 17300-247-P1-XX-T-E-600506 P02), prepared by 24-7 Group;
- General & Emergency Lighting Calculations (ref: 17300-247-P1-XX-T-E-600604 P02), prepared by 24-7 Group;
- Landscape Ecological Management Plan (ref: 15807_R10_BP), prepared by Tyler Grange;
- Tree Retention and Removal (ref: 17300-PLA-P1-XX-D-L-000003), prepared by Planit;
- Hardworks (ref: 17300-PLA-P1-XX-D-L-001000), prepared by Planit;
- Kerbs and Edgings (ref: 17300-PLA-P1-XX-D-L-001001), prepared by Planit;
- Softworks (ref: 17300-PLA-P1-XX-D-L-002000), prepared by Planit;
- Planting Plan - Sheet 1 (ref: 17300-PLA-P1-XX-D-L-002001), prepared by Planit;
- Planting Plan - Sheet 2 (ref: 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.

As stated the partial discharge of conditions 44, 45 and 48 relate to Phase 1A Plot G of the consented development, as shown on the approved Phasing Plan (enclosed at **Appendix 1**).

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 consented development, as shown on the approved Phasing Plan (enclosed at **Appendix 1**):

- External Site & Surrounding Area - Design Lux Plots (ref: 17300-247-P1-00-D-E-960001 C01), prepared by 24-7 Group;
- Ground Floor General and Emergency Lighting Layout Sheet 1 of 2 (ref: 17300-247-P1-00-D-E-630000 C02), prepared by 24-7 Group;
- Ground Floor General and Emergency Lighting Layout Sheet 2 of 2 (ref: 17300-247-P1-00-D-E-630001 C02), prepared by 24-7 Group;
- Ground Floor External Elevations (ref: 17300-247-P1-00-D-E-630008 C02), prepared by 24-7 Group;
- Ground Floor Lighting Control Philosophy (ref: 17300-247-P1-00-D-E-630500 C01), prepared by 24-7 Group;
- First Floor General and Emergency Lighting Layout Sheet 1 of 2 (ref: 17300-247-P1-01-D-E-630002 C01), prepared by 24-7 Group;
- First Floor General and Emergency Lighting Layout Sheet 2 of 2 (ref: 17300-247-P1-01-D-E-630003 C01), prepared by 24-7 Group;
- First Floor External Elevations (ref: 17300-247-P1-01-D-E-630009 C01), prepared by 24-7 Group;
- First Floor Lighting Control Philosophy (ref: 17300-247-P1-01-D-E-630501 C01), prepared by 24-7 Group;
- Second Floor General and Emergency Lighting Layout Sheet 1 of 2 (ref: 17300-247-P1-02-D-E-630004 C01), prepared by 24-7 Group;
- Second Floor General and Emergency Lighting Layout Sheet 2 of 2 (ref: 17300-247-P1-02-D-E-630005 C01), prepared by 24-7 Group;
- Second Floor Lighting Control Philosophy (ref: 17300-247-P1-02-D-E-630502 C01), prepared by 24-7 Group;

- Technical Submission General & Emergency Lighting (ref: 17300-247-P1-XX-T-E-600506 P02), prepared by 24-7 Group; and
- General & Emergency Lighting Calculations (ref: 17300-247-P1-XX-T-E-600604 P02), prepared by 24-7 Group.

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 consented development, as shown on the approved Phasing Plan (enclosed at **Appendix 1**):

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

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