

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

Our Ref: 0176  
Your Ref: 13416505

Date: 2<sup>nd</sup> October 2024

Dear Claire,

**Application to Discharge Conditions 6, 23, 25, 26, 33, 34, 35, 36, 37, 38, 39, 42, 44, 46, 47, 49 of 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 discharge conditions 6, 23, 25, 26, 33, 34, 35, 36, 37, 38, 39, 42, 44, 46, 47, 49 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. Hybrid planning permission was granted on the 26<sup>th</sup> 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 documents:

- This Covering Letter;
- Completed Application Form;
- Relevant Application Fee;

- Ventilation Statement prepared by Hannan Associates (dated 30<sup>th</sup> September 2024);
- Prestwich Dilapidation Proposed Highways Scope Attachment (TH 03.09.24);
- Vinci Construction Ltd Quotation Document;
- Prestwich Planning Condition Excel Spreadsheet;
- Project Execution Plan prepared by Vinci (dated 12<sup>th</sup> September 2024);
- Compound Logistics Plan prepared by Vinci (ref: PV/001 Rev 2)
- Design Project Design Excavation Note prepared by Civic Heritage (dated September 2024);
- Risk and Method Statement prepared by Civic Heritage (dated September 2024);
- Ventilation Statement prepared by Hannan Associates (dated 17<sup>th</sup> January 2024);
- Biodiversity Gain Plan Document;
- Habitat Management and Monitoring Plan prepared by Tyler Grange (dated 24<sup>th</sup> September 2024);
- Ground Investigation Report prepared by GEA (dated September 2024);
- Supplementary Ground Investigation Prepared by GEA (dated September 2024);
- Options appraisal and Remediation Strategy Rev B prepared by Vertase FLI (dated September 2024);
- Construction Vibration Management Plan prepared by E3P (dated September 2024);
- Monitoring Instrument Locations Plan prepared by Civic (ref: 2772-CIV-XX-XX-S-S-20001);
- Murphys Proposed Methodology prepared by Murphys;
- Surface Water Design Report prepared by Causeway (dated 19<sup>th</sup> September 2024);
- MSCP Attenuation Tank Long Section Plan prepared by Civic Engineers (ref: 17300-CIV-P1-00-D-C -320001 P01)
- Drainage General Arrangement Sheet 1, Ground Floor Plan prepared by Civic Engineers (ref: 17300-CIV-P1-00-D-C-30 P04);
- Drainage Details Sheet 2 prepared by Civic Engineers (ref: 17300-CIV-P1-XX-D-C-3100 P03);
- Drainage Details Sheet 3 prepared by Civic Engineers (ref: 17300-CIV-P1-XX-D-C -310003 P02);
- Drainage Details Sheet 4 prepared by Civic Engineers (ref: 17300-CIV-P1-XX-D-C-3100 P02);
- Manhole Schedule prepared by Civic Engineers (ref: 17300-CIV-P1-XX-D-C-350001 P03);
- Transmittal Document prepared by Civic Engineers (dated 28<sup>th</sup> August 2024);
- External Lighting Statement prepared by Hannan Associates (dated 30<sup>th</sup> September 2024);
- Phasing Plan prepared by JMA (ref: 207-JMA-MP-00-DR-A-001311 P00);
- Arboricultural method Statement prepared by Tyler Grange (dated 19<sup>th</sup> September 2024);
- Phase 1 Local Labour and Training Proposal prepared by Vinci.

## **Condition 6 – Acoustic Glazing Ventilation**

Condition 6 is worded as follows:

*“Prior to any above-ground works for any relevant phase or sub-phase pursuant to condition 4 of this permission an acoustic glazing and ventilation scheme to protect the apartments/ dwellings from noise emanating from passing road traffic, surrounding uses and uses approved under this application shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify the location of each plot/ apartment where noise attenuation measures are required; and include specific details of the noise attenuation measures to be introduced for each plot/ apartment. Where windows need to remain shut in order to achieve these levels other means of ventilation shall be provided. The development shall thereafter be implemented in accordance with the duly approved scheme.”*

To discharge condition 6 the following has been submitted:

- Ventilation Statement prepared by Hanah Associates (ref: 4007-HAN-ME-XX-T-ME-0002) dated 30<sup>th</sup> September 2024.

### **Condition 23 – Highway Dilapidation**

Condition 23 is worded as follows:

*“No development shall commence unless and until a photographic dilapidation survey of the footways and carriageways leading to and abutting the sites in the event that subsequent remedial works are required following demolition and construction of, and statutory undertakers' connection to, the proposed development, has been submitted to and agreed in writing with the Local Planning Authority. All highway remedial works identified as a result of the dilapidation survey shall be implemented to a programme to be agreed with the Local Planning Authority prior to the commencement of the development hereby approved.”*

To discharge condition 23 the following has been submitted:

- Prestwich Dilapidation Proposed Highways Scope Attachment (TH 03.09.24);
- Vinci Construction Ltd Quotation Document.

### **Condition 25 – Construction Logistics Plan**

Condition 25 is worded as follows:

*“No development of any relevant phase or sub-phase shall take place, including any works of demolition, until a 'Construction Logistics Plan' for that phase or sub-phase has been submitted to, and approved in writing by the local planning authority. The Construction Logistics Plan shall include details of vehicular routing, parking arrangements and be designed to minimise deliveries of materials and export of any waste materials within the times of peak traffic congestion on the local road network. Construction of the relevant Phase shall be carried out only in accordance with the approved details for the duration of the demolition and construction periods”.*

To discharge condition 25 the following has been submitted:

- Prestwich Planning Condition Excel Spreadsheet;
- Project Execution Plan prepared by Vinci (dated 12th September 2024).
- Compound Logistics Plan prepared by Vinci (ref: PV/001 Rev 2)

### **Condition 26 – Construction Management Plan**

Condition 26 is worded as follows:

*“Other than those works associated with the demolition of existing buildings on the site, no development shall take place on a relevant phase or sub-phase until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority for that phase or sub-phase. The CMP shall include:*

- 1. Formation of all temporary highway works between the proposed full and outline phases of the development;*
- 2. Access route for all demolition/construction vehicles to the site from the Key Route Network;*

3. Access point/arrangements for demolition/construction traffic, taking into consideration the need to maintain safe pedestrian/vehicular access to maintain safe pedestrian/vehicular access to adjacent uses, and all temporary works required to facilitate access for demolition/construction vehicles;
4. Hours of work for site preparation, delivery of materials and construction and number of vehicle movements;
5. Arrangements for the parking of vehicles for site operatives and visitors on land within the applicant's control, together with storage on site or on land within the applicant's control of demolition/construction materials;
6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres including details of areas designated for the loading, unloading and storage of plant and materials;
7. Details of the siting, height and maintenance of security hoarding;
8. The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
9. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its accesses;
10. Arrangements for the provision of wheel washing facilities for vehicles accessing the site;
11. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to control the emission of noise, dust and dirt during construction;
12. a scheme for recycling/disposing of waste resulting from construction works; and,
13. a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

*The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period."*

To discharge condition 26 the following has been submitted:

- Prestwich Planning Condition Excel Spreadsheet;
- Project Execution Plan prepared by Vinci (dated 12th September 2024).
- Compound Logistics Plan prepared by Vinci (ref: PV/001 Rev 2)

### **Condition 33 – Dust**

Condition 33 is worded as follows:

*"No development, including demolition, shall commence on any relevant phase or sub-phase unless and until a scheme to minimise dust emissions has been submitted to and approved in writing by the Local Planning Authority as outlined in Annex I (Mitigation Measures for Construction - Tables I-1 to I-9) and Air Quality Assessment, Prestwich Village, Cundall, Reference: 1039026-CDL-XX-XX-RP-AQ-40201 Revision P07, 17 January 2024 for that phase or sub-phase. The scheme shall include details of all dust control measures and the methods to monitor emissions of dust arising from the development. The development shall be implemented in accordance with the approved scheme with the approved dust control measures being retained and maintained in a full functional condition for the duration of the development hereby approved."*

To discharge condition 33 the following has been submitted:

- Prestwich Planning Condition Excel Spreadsheet;
- Project Execution Plan prepared by Vinci (dated 12th September 2024).

### **Condition 34 – Programme of Archaeological Works**

Condition 34 is worded as follows:

*"No development works (excluding demolition) of any relevant phase or sub-phase of the development hereby approved shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works for that phase or sub-phase. The works are to be undertaken in accordance with a Project Design submitted to and approved in writing by Bury Planning Authority. The Project Design shall cover the following:*

- 1. Informed by the updated North West Archaeological Research Framework, a phased programme and methodology of investigation and recording to include:*
  - an archaeological evaluation through trial trenching;*
  - dependent on the above, targeted open-area excavation and recording (subject to a separate Project Design).*
- 2. A programme for post-investigation assessment to include:*
  - production of a final report on the significance of the below-ground archaeological interest.*
- 3. Deposition of the final report with the Greater Manchester Historic Environment Record.*
- 4. Dissemination of the results of the archaeological investigations commensurate with their significance.*
- 5. Provision for archive deposition of the report and records of the site investigation.*
- 6. Nomination of a competent person or persons / organisation to undertake the works set out within the approved Project Design."*

To discharge condition 34 the following has been submitted:

- Design Project Design Excavation Note prepared by Civic Heritage (dated September 2024);
- Risk and Method Statement prepared by Civic Heritage (dated September 2024);

### **Condition 35 – Heating Ventilation**

Condition 35 is worded as follows:

*"Prior to the first use/occupation of any relevant phase or sub-phase of the development hereby approved, full details of all equipment to be installed for heating and ventilation of the building, the extraction and control of fumes and odours, including details of how noise and vibration will be attenuated together with a maintenance schedule for the future operation of that equipment have been submitted to and approved in writing by the local planning authority for that phase or sub-phase and implemented in accordance with the approved details. The scheme shall also be in accordance with current guidance from DEFRA and the Heating and Ventilating Contractors' Association (HVCA) For Kitchen Ventilation Systems. The use hereby permitted shall not take place other than in accordance with these approved details. Noise from ventilation and extraction shall be limited to 10 dB(A) below the background noise level measured and expressed as a LA90,15minutes at the boundary of the nearest residential property. This shall include penalties for noise characteristics such as tone, intermittency, etc.*

*Background noise levels shall be established for the following periods:*

- Daytime 0700 to 1900
- Evening 1900 to 2300
- Night 2300 to 0700

*In order to establish background noise level a representative survey shall be undertaken in accordance with BS 4142:2014+A1:2019 at the boundary of the nearest residential properties. This shall be undertaken by a suitably competent person.*

*Prior to operation of any relevant phase or sub-phase post completion noise survey must be undertaken by a suitably qualified acoustic person, and a report submitted to and approved in writing by the Local Planning Authority for that phase. Method statements should be submitted to and approved by the Local Planning Authority prior to the survey being undertaken, unless otherwise agreed in writing by the Local Planning Authority. If the noise levels set out in the Report are exceeded, additional noise mitigation measures, (where necessary to ensure the appropriate noise levels can be met), shall be submitted to an approved in writing by the Local Authority and implemented in accordance with the approved details in full prior to operation.*

*All noise mitigation schemes as approved shall be retained as such thereafter."*

To discharge condition 35 the following has been submitted:

- Ventilation Statement prepared by Hannan Associates (dated 17th January 2024).

### **Condition 36 – CEMP Noise**

Condition 36 is worded as follows:

*"No development of any relevant phase or sub-phase shall commence until a Construction Environmental Management Plan (CEMP Noise) for the control of construction site noise for that phase has been submitted to and approved in writing by the Local Planning Authority for that phase.*

*The approved CEMP (Noise) shall be operated and retained throughout the site preparation and/or construction period and shall include:*

- 1. The location of nearest sensitive receptors;*
- 2. A review of the plant and equipment to be used on site, including a consideration of the type of vehicle reversing alarms, and any other precautions that are proposed to minimise the noise from such equipment (acoustic enclosures/screens and non-metallic dollies for piling operations etc.);*
- 3. The proposed location of any fixed plant, buildings and storage yards;*
- 4. Details of a community engagement plan, to include a named individual chosen to liaise with the public upon receipt of complaints;*
- 5. Proposals for the hours of operation, including during which piling operations will be undertaken referenced to the location of noise sensitive premises;*
- 6. Details of the information that all those operating on site will be given regarding the control of noise;*
- 7. Any other measures proposed to control construction noise."*

To discharge condition 36 the following has been submitted:

- Prestwich Planning Condition Excel Spreadsheet;
- Project Execution Plan prepared by Vinci (dated 12th September 2024).

### **Condition 37 – BNG Plan**

Condition 37 is worded as follows:

*"Before any construction works on any relevant phase or sub-phase of the development hereby approved a Biodiversity Net Gain Plan and Habitat Management and Monitoring Plan (HMMP) detailing, in full, measures to protect existing habitat during construction works and the formation of new habitat to secure a measurable net gain in biodiversity of at least 10% across the entire scheme, shall be submitted to and approved in writing by the Local Planning Authority for that phase or sub-phase. Within the Biodiversity Net Gain Plan and the HMMP document the following information shall be provided:*

- *Details of both species composition and abundance where planting is to occur;*
- *Proposed management prescriptions for all habitats for a period of no less than 30 years;*
- *Assurances of achievability;*
- *Timetable of delivery for all new and enhanced habitats; and,*
- *A timetable of future ecological monitoring to ensure that all habitats achieve their proposed management condition as well as description of a feed-back mechanism by which the management prescriptions can be amended should the monitoring deem it necessary. All ecological monitoring and all recommendation for the maintenance/amendment of future management shall be submitted to and approved in writing by the Local Planning Authority.*

*The development shall be undertaken and thereafter maintained in accordance with the approved Net Gain Plan and the Habitat Management and Monitoring Plan."*

To discharge condition 37 the following has been submitted:

- Biodiversity Gain Plan Document;
- Habitat Management and Monitoring Plan prepared by Tyler Grange (dated 24th September 2024).

### **Condition 38 – Ground Remediation**

Condition 38 is worded as follows:

*"No development of any relevant phase or sub-phase shall commence unless and until:*

- *A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks in that phase or sub-phase shall be submitted to, and approved in writing by, the Local Planning Authority;*
- *Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority for that phase or sub-phase;*
- *Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority for that phase or sub-phase."*

To discharge condition 38 the following has been submitted:

- Ground Investigation Report prepared by GEA (dated September 2024);
- Supplementary Ground Investigation Prepared by GEA (dated September 2024);
- Options appraisal and Remediation Strategy Rev B prepared by Vertase FLI (dated September 2024).

## Condition 39 – Vibration

Condition 39 is worded as follows:

*“Notwithstanding the submitted Environmental Statement, prior to any piling work taking place within any phase or sub-phase of the development, the following shall occur in consecutive order for that phase or sub-phase:*

- 1. An assessment shall be undertaken to determine the levels of ground borne vibration associated with the piling works within the development which shall identify all affected receptors and detail how impacts can be mitigated and / or reduced; and,*
- 2. A scheme based upon the findings in part (1) shall be submitted to and approved in writing by the Local Planning Authority outlining the type of piling, its location, noise/vibration levels and details of mitigation measures to ensure that the impact of the piling works on the receptors identified in (1) are mitigated/reduced.*

*The development shall be carried out in strict accordance with the approved scheme for that phase.”*

To discharge condition 39 the following has been submitted

- Construction Vibration Management Plan prepared by E3P (dated September 2024);
- Monitoring Instrument Locations Plan prepared by Civic (ref: 2772-CIV-XX-XX-S-S-20001);
- Murphys Proposed Methodology prepared by Murphys.

## Condition 42 – Surface Water Drainage

Condition 42 is worded as follows:

Development shall not commence on any relevant phase or sub-phase until final details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority for that phase or sub-phase. The scheme shall be in accordance with the principles set out in the submitted Flood Risk Assessment and Drainage Strategy document and final detailed design must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (SuDS) (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed operation and maintenance arrangements for all SuDS features should also be provided. The detailed design of the proposed surface water drainage system shall be appropriately phased to ensure that the benefits of SuDS delivered under this development are appropriate to the needs of this phase of the development of the site. Each phase or sub phase of the scheme shall be implemented in accordance with the duly approved details before any of the buildings or dwellings hereby approved are first occupied or brought into use and maintained as such thereafter.

To discharge condition 42 the following has been submitted:

- Surface Water Design Report prepared by Causeway (dated 19th September 2024);
- MSCP Attenuation Tank Long Section Plan prepared by Civic Engineers (ref: 17300-CIV-P1-00-D-C -320001 P01);

- Drainage General Arrangement Sheet 1, Ground Floor Plan prepared by Civic Engineers (ref: 17300-CIV-P1-00-D-C-30 P04);
- Drainage Details Sheet 2 prepared by Civic Engineers (ref: 17300-CIV-P1-XX-D-C-3100 P03);
- Drainage Details Sheet 3 prepared by Civic Engineers (ref: 17300-CIV-P1-XX-D-C -310003 P02);
- Drainage Details Sheet 4 prepared by Civic Engineers (ref: 17300-CIV-P1-XX-D-C-3100 P02);
- Manhole Schedule prepared by Civic Engineers (ref: 17300-CIV-P1-XX-D-C-350001 P03);
- Transmittal Document prepared by Civic Engineers (dated 28th August 2024)

#### **Condition 44 – External 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.”*

To discharge condition 44 the following has been submitted:

- External Lighting Statement prepared by Hannan Associates (dated 30<sup>th</sup> September 2024).

#### **Condition 46 – Phasing Plan**

Condition 46 is worded as follows:

*“Notwithstanding the submitted details, no development of any relevant phase or sub-phase shall take place until a phasing plan for the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The phasing plan shall include a programme of works for the provision of:- each of the proposed land uses within the site; any highway infrastructure associated with those uses; and the area(s) of recreational open space and any other areas of amenity open space. The development shall thereafter be carried out in accordance with the duly approved phasing plan(s).”*

To discharge condition 46 the following has been submitted:

- Phasing Plan prepared by JMA (ref: 207-JMA-MP-00-DR-A-001311 P00).

#### **Condition 47 – Trees**

Condition 47 is worded as follows:

*"Notwithstanding the submitted details, no development of any relevant phase or sub-phase shall take place (including ground works, vegetation clearance) on that phase or sub-phase hereby approved until:*

- 1. A detailed Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), in accordance with British Standards BS 5837:2012 have been submitted to and approved in writing by the Local Planning Authority;*
- 2. Tree protection fencing has been erected in accordance with the details shown on the approved TPP, and;*
- 3. The Local Planning Authority has been notified in writing of the erection of the Tree Protection Fencing and its full implementation in accordance with the approved TPP.*

*The tree protection provisions set out in the AMS shall be fully implemented and the tree protection fencing shall be retained, in the locations and to the standard shown on the TPP, for the duration of the construction period and no works shall take place and nothing shall be stored within the area enclosed by the Tree Protection Fencing until demolition and construction works have ceased."*

To discharge condition 47 the following has been submitted:

- Arboricultural method Statement prepared by Tyler Grange (dated 19th September 2024).

#### **Condition 49 – Local Labour Training**

Condition 49 is worded as follows:

*"Prior to the commencement of any relevant phase or sub-phase of the development, details of a Local Labour and Training Proposal for that phase, in order to demonstrate commitment to recruit local labour for the duration of the relevant phase of the development, shall be submitted for approval in writing by the Local Planning Authority. The approved document shall be implemented as part of the relevant phase or sub-phase of the development.*

*In this condition a Local Labour and Training Proposal means a document which includes:*

- i) the measures proposed to recruit local people including apprenticeships;*
  - ii) mechanisms for the implementation and delivery of the Local Labour Proposal;*
- and,*
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives*

*Within one month prior to construction work being completed for any relevant phase or sub-phase of the development, a detailed report for that phase or sub-phase which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the Local Planning Authority."*

To discharge condition 49 the following has been submitted:

- Phase 1 Local Labour and Training Proposal prepared by Vinci.

The application fee of £215 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP- 13416505).

I trust that the submitted information is acceptable to you, 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**

