

DELEGATED REPORT

Report by Claire Booth	Date of report: 29/04/2026	Ref: 72708/CONDIS
Registration: 15/01/2026	LDfC: 10/02/2026	Expiry Date: 12/03/2026
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:

Proposal: Application to discharge condition no. 20 (Electric Vehicle Charging) and partially discharge condition nos. 30 (Details of Car Parking Provision) and 52 (External Materials) relating to Phase 1A pursuant to 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

Following approval of application 70449 for the re-development of the Longfield Shopping Centre and its car parks, as detailed in the Relevant Planning History section of this report below, this application seeks to discharge condition no. 20 (Electric Vehicle Charging) and to partially discharge condition nos. 30 (Details of Car Parking Provision) and 52 (External Materials) relating to Phase 1A of the development. Phase 1A relates to the Travel Hub approved on the former Fairfax Road Car Park.

This application initially sought to also discharge condition 41 (Site Verification Report) but has been removed from this application as the verification details are not yet available

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.

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

Publicity

Not applicable.

Statutory/Non-Statutory Consultations

Traffic Section - No objections

Environmental Health - Contaminated Land

Phase 1A (Northern/ Fairfax Road Car Park) Only

Environmental Health - Air Quality

- Condition 30 (Electric Vehicle Charge Points) - Details of the proposed EV charge points have been provided. Evidence of the installation of the charge points is still required.

In order for this Section to be satisfied that the requirements of Condition 30 have been met, the following information needs to be submitted to the Council for approval:

- (i) Details of the proposed EV charging points to be installed including the information sheet detailing the make and model, to demonstrate that they meet the required specification.
- (ii) Evidence of the installation of the chosen EV charging points, such as photographs.

- Condition 33 (Dust Emissions) - This condition has previously been recommended for discharge for Phase 1A only.

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.

Each condition is discussed below:

Condition no. 20 (Electric Vehicle Charging)

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.

Submitted Details - Drawings received 17/04/2026:

- Drawing no. 7300-CIV-P1-00-D-C-5000 Rev. C05: Lining Layout - Ground Floor - Sheet 1;
- Drawing no. 17300-CIV-P1-01-D-C-50000 Rev. C04: Lining Layout - First Floor - Sheet 2;
- Drawing no. 17300-CIV-P1-02-D-C -50000 Rev. C04 - Lining Layout - Roof Level - Sheet 3;
- Technical Submission: Electric Vehicle Chargers Document, Ref: 17300-247-P1-XX-T-E-600504 Revision: P02

This condition seeks to be fully discharged.

Assessment

This submission provides detail of the electrical vehicle charging units to be installed in the new multi-story car park that forms part of Prestwich Travel Hub and shows that all other parking spaces will have passive EV charging provision. The details show there would be 31 no. electrical vehicle charging units serving 31no. car parking spaces of 301 spaces.

24 no. units would be located on the ground floor of the building and in the external car park, 1no. is to be located on the ground floor accessible EV parking space, with the remaining 6no. units located on the roof level of the Travel Hub building. The external ground floor units is to comprise of a mixture of structure mounted, single pillar and dual pillar modules. The roof mounted units will all structure mounted. Each charger contains will have a 7.4kW outlet. The charging units will be the AC type and provide type 2 charging sockets.

Recommendation: Providing that the development 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.

Condition no. 30 (Details of Parking Provision)

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.

Submitted Details, amended 17 April 2026

- Drawing no. 7300-CIV-P1-00-D-C-5000 Rev. C05: Lining Layout - Ground Floor - Sheet 1;
- Drawing no. 17300-CIV-P1-01-D-C-50000 Rev. C04: Lining Layout - First Floor - Sheet 2;
- Drawing no. 17300-CIV-P1-02-D-C -50000 Rev. C04 - Lining Layout - Roof Level - Sheet 3; and,
- Drawing no. 17300-JMA-P1-XX-D-A-123200 Rev. C02 - Cycle Hub

Assessment

Amended Plans have been received, reference above, to ensure all the requirements of the condition relating to Phase 1A, the Travel Hub, have been submitted. The amendments secured additional spaces for Car Club purposes and to make it clear that all spaces within the car park will have EV charging passive provision, which can be utilised as the need arises in future as more people have electric cars.

Recommendation

Providing that the development 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 for Phase 1A of the development.

The approved parking spaces, car club spaces, Electric Vehicle (EV) Charge Points and Passive EV provision shall be provided and made available for use prior to the Travel Hub coming into 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.

Condition no. 52 (External Materials)

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.

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 of the Bury Unitary Development Plan and the National Planning Policy Framework.

Submitted Documents

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

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

Recommendation: Approve

Conditions and Reasons:

- 1 **Condition no. 20 (Electric Vehicle Charging)** has hereby been discharged in accordance with the following drawings received on the 17 April 2026 and documents:
 - Drawing no. 7300-CIV-P1-00-D-C-5000 Rev. C05: Lining Layout - Ground Floor - Sheet 1;
 - Drawing no. 17300-CIV-P1-01-D-C-50000 Rev. C04: Lining Layout - First Floor - Sheet 2;
 - Drawing no. 17300-CIV-P1-02-D-C -50000 Rev. C04 - Lining Layout - Roof Level - Sheet 3; and,
 - Technical Submission: Electric Vehicle Chargers Document, Ref: 17300-247-P1-XX-T-E-600504 Revision: P02

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 no. 30 (Details of Parking Provision)** is hereby discharged in relation to Phase 1 A of the development approved under application 70449 in accordance with the following drawings and the remainder of the condition being complied with:
 - Drawing no. 7300-CIV-P1-00-D-C-5000 Rev. C05: Lining Layout - Ground Floor - Sheet 1;
 - Drawing no. 17300-CIV-P1-01-D-C-50000 Rev. C04: Lining Layout - First Floor - Sheet 2;
 - Drawing no. 17300-CIV-P1-02-D-C -50000 Rev. C04 - Lining Layout - Roof Level - Sheet 3; and,
 - Drawing no. 17300-JMA-P1-XX-D-A-123200 Rev. C02 - Cycle Hub, and,

Providing that the development is carried out in accordance with these details and

the approved parking spaces, car club spaces, Electric Vehicle (EV) Charge Points and Passive EV provision shall be provided and made available for use prior to the Travel Hub coming into 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, the requirements of the condition will be complied with for Phase 1A of the development.

- 3 **Condition no. 52 (External Materials)** is hereby discharged in accordance with the details contained within the External Materials Schedule prepared by Jon Matthews Architects (ref: 17300-JMA-P1-XXT-A-000002). Providing that the development of the Travel Hub (Phase 1A) is carried out in accordance with these details, the requirements of the condition will be complied with for this phase.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	29/04/2026	DM	30/04/2026