

DELEGATED REPORT

Report by Claire Booth	Date of report: 29/04/2026	Ref: 72879/FUL
Registration: 04/03/2026	LDfC: 26/03/2026	Expiry Date: 29/04/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level:
		Stat Class: MIOT

Proposal: 3 no. replacement external aluminium windows; 1 no. new external aluminium doorset; 1 no. external steel lintel to external blockwork; External columns blast cleaned and repaired

Location: Whitefield Police Station, Bury New Road, Whitefield, Manchester, M45 8QN

Description

The proposal relates to the rear service area at Whitefield Police Station, Bury New Road which is located outside of and immediately adjacent to the eastern boundary of the All Saints Conservation Area, Whitefield. Access is gained off Salisbury Street which leads into a car park at the front, or into the barrier-controlled car park at the rear of the building for employees only. The site is bounded by residential properties to the north and west on Bury New Road, to the south on Morley Street and to the east on Nuttall Avenue, where the roof of these houses are just visible over the wall which forms the boundary of car park.

The building is U shaped and this application seeks planning permission for the following external alterations to the rear building:

- 3 no. replacement external aluminium windows;
- 1 no. new external aluminium doorset;
- 1 no. external steel lintel to external blockwork;
- External columns blast cleaned and repaired

Relevant Planning History

69345 - Siting of a single storey permanent Portakabin at rear to be used as a Tactical Taser Training Room; 2 no. car wash screens at rear - Approved with Conditions
26/04/2023

Publicity

Advertised by direct neighbour notification to adjoining properties on the 05/03/2026.

No representations have been received.

Statutory/Non-Statutory Consultations
Conservation Officer - No objections

Pre-start Conditions - Not applicable.

Development Plan and Policies
EN2/1 Character of Conservation Areas

EN2/2	Conservation Area Control
EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN7/2	Noise Pollution
JP-P2	Heritage
JP-C2	Digital Connectivity
JP-S2	Carbon and Energy
NPPF	National Planning Policy Framework

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.

Design and Visual Amenity

All the proposals relate to the northern elevation of the arm of the building forming the southern boundary of the application site. The external proposals are all considered to be suitably designed for the building. The sliding security doors would have possibly the greatest effect on the appearance of the northern elevation of the respective part of the building to which this application relates.

All works would take place within the site and would only be partially visible in views from the furthest end of the lane that exists between the northern elevation of the main part of the building and the gable of no. 228 Bury New Road. As such, the proposal is considered acceptable in terms its design and its impact on visual amenity. It therefore complies with UDP Policy EN1/2 - Townscape and Built Design.

Impact on character and appearance of Conservation Area

The site is directly adjacent to the Whitefield All Saints Conservation Area. The works proposed within an enclosed position within the site means there will be little, if any impact on the Conservation Area.

Residential Amenity

There is a difference in levels between the application site and the houses on Nuttall Avenue at the rear of the site (the houses are at least a storey lower than the site) and as there is no direct overlooking by any neighboring residents, the proposals would cause no demonstrable harm to the amenity of occupiers on Nuttall Avenue.

In respect of residents on Morley Street that are adjacent to the southern boundary of the site and the building to which the proposals relate. However, the proposals relate solely to the north facing elevation of the building which is the elevation of the building facing into the site, therefore away from the residents on this street. The proposals would cause no demonstrable harm to the amenity of occupiers of Morley Street.

Taking account of all of the above and the fact no objections have been received relating to this application from local residents, the proposal is considered acceptable and would comply with UDP Policy EN1/2.

Crime and Prevention

Both the NPPF and UDP Policy EN1/5 seek proposals to ensure planning decisions aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

The proposals, being designed by the Police, are designed to ensure the building is not overly vulnerable to crime. The proposals seek to replace three windows with stronger alternatives and proposes to protect the partly glazed elevation by the proposed steel curtains which are to be drawn across the areas of glazing when the respective building is not being used at full capacity. As such, the proposal accords with UDP Policy EN1/5 and the paragraph 96b) of the NPPF.

PfE Policy JP-S2 Carbon and Energy

The proposed works comprise minor alterations to the external fabric of the existing building, including replacement windows, a new door set and installation of a steel lintel. No additional floorspace, plant or building services are proposed.

As such, a full carbon and energy assessment is not considered proportionate. The replacement windows and doors will be modern double-glazed systems, providing improved thermal performance compared to the existing installations and therefore aligning with the

general objectives of PfEPolicy JP-S2.

PfE Policy JP-C2: Digital Connectivity

The proposal relates solely to minor external building fabric works and does not introduce new floorspace or alter building servicing arrangements. No changes to telecommunications infrastructure or digital connectivity is proposed.

Then development is therefore considered to have a neutral impact in relation to Policy JP-C2.

Biodiversity Net Gain

As the application was made after 2 April 2024, it is subject to the provisions in Schedule 7A of the Town and Country Planning Act 1990 (the Act) relating to “Biodiversity Net Gain in England” which “makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met”. The general condition of planning permission relating to biodiversity gain is set out in paragraph 13(2) to Schedule 7A of the Act and states that:

- (2) The condition is that the development may not be begun unless—
- (a) a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and
 - (b) the planning authority has approved the plan (see paragraph 15).

However, there are specific exemptions from biodiversity net gain for certain types of development. These exemptions are set out in paragraph 17 of Schedule 7A of the Act and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

In this case, the application proposal is “subject to the de minimis exemption (development below the threshold)”. This exemption applies to development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat, or 5 metres of linear habitats such as hedgerows.

In this case, as the application seeks to make external changes to an existing building and refurbish and paint existing staircases which form part of the building. There are no changes proposed to any landscaping externally, and as such, the proposal would not impact any biodiversity habitat and therefore falls under this exception. This proposal therefore does not need to provide a 10% net gain to biodiversity.

Conclusion

Given the above, the proposal would be compliant with the above stated UDP policies and the NPPF. Therefore, in accordance with the Section 38(6) of the Planning and Compulsory Purchase Act, the proposal merits approval.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date

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of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This decision relates to the following drawings and documents:

Drawing ref. Location Plan - Planning Portal Reference: PP-14704015v1;
Drawing no. P-028513-J. Rev: P01. Sheet: 03: Proposed Floor Plans;
Drawing no. P-026513-J, Sheet 07: Site Block Plan; and,
Drawing no. P-028513-J, Sheet 06: Existing & Proposed Elevations

The development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	29/04/2026	DM	29.04.2026