



2209/42/PAB

BLACKLEY FIRE STATION, ROCHDALE ROAD, BLACKLEY, MANCHESTER.

PLANNING STATEMENT.

This application is for Approval Of Details Reserved By A Condition.

Approval Reference: - 136722/FO/2023 for the following works: -

“Erection of Fire Station (sui generis) including new Training Tower, parking and manoeuvring areas, landscaping and boundary treatment following demolition of existing Fire station.”

In submitting this application, we are seeking to gain approval for CONDITION 26 works: -

Prior to occupation of the development hereby approved, full details of all necessary off site highway works, to be implemented via a S278 agreement, shall be submitted to and approved in writing by the City Council as the Local Planning authority and be implemented in accordance with a timescale to be agreed by the City council as Local Planning Authority. Such works should include:

The reinstatement of any redundant vehicle crossovers adjacent to the application site, along with the resurfacing/reinstatement/extension of associated footway;

Dropped kerbs and tactile paving should be provided at all crossing points.

The access point to Rochdale Road requires the existing Traffic Regulation Orders (TROs) to be updated along the altered access point, in the form of no waiting and no loading at any time parking restrictions.

Any alterations to the existing box junction to align with the altered vehicular access point.

The development shall not be occupied until all the necessary off-site highway works have an agreed timescale for implementation. The development shall only be occupied in accordance with the agreed works.

Clarification Statement: -

Refer to submitted PSA drawing Ref: - S278 H4182-H-01 P3.

The drawing incorporates all the requirements from Manchester City Council Technical Review Ref 210695H dated 12.6.2024 (Contact: Colin Cromer Highway Design Engineer).