

Ward: Whitefield + Unsworth - Pilkington Park

Item 03

Applicant: NHS Property Services Limited

Location: Whitefield Library, Pinfold Lane, Whitefield, Manchester, M45 7NY

Proposal: Change of use of former library (Use Class F1(d) to provide a health centre (Use Class E(e)), together with associated external alterations, car parking provision, landscaping, and engineering works

Application Ref: 72968/Full

Target Date: 18/05/2026

Recommendation: Approve with Conditions

Description

The application relates to a flat roof, single storey building located to the south of Pinfold Lane. Access to the site is gained from Pinfold Lane which leads to a car parking to the front and rear of the site. The car park, and associated hard landscaping is separated from Pinfold Lane by an area of soft landscaping and mature trees. The site was formerly occupied by Whitefield Library and the site, and building are currently vacant.

The surrounding properties are largely residential in nature, with semi detached properties to the north and east and an apartment block to the north west. Higher Lane Primary School, and associated recreational space and Wentworth Court flats are located to the south of the site. Directly to the west of the site there is vacant former day centre.

All Saints Conservation Area is located to the north of the site, with the boundary running along the north of Pinfold Lane. The site is not located within the Conservation Area.

Planning permission is sought for the change of use of former library (Use Class F1(d)) to provide a health centre (Use Class E(e)), together with associated external alterations, car parking provision, landscaping, and engineering works.

The external alterations to the building largely comprise the insertion of new windows to all elevations and new main entrance to the building, a replacement roof with new key clamp handrail to the roof edge, new access steps and ramp to the front. The roof would also include Photovoltaic (PV) panels. Externally the existing car park would be reconfigured, cycle storage introduced and court yards and areas of soft landscaping introduced. A total of 24no. parking spaces are proposed. An enclosed plant area is also proposed to the rear of the building. The boundaries would be depicted by 1.8 metre weldmesh fencing to the north, east and south and 1.8 metre timber fencing to the west.

The proposed practice would operate six days a week. The proposed hours of operation are:

- 08:00 – 20:00 on weekdays; and
- 10:00 – 17:00 on Saturdays

Relevant Planning History

39599 - Security shield to front elevation windows and roller shutter doors to existing entrance - Approve with Conditions

46655 - Extensions and alterations to form 2 teaching areas and office space; conservatory

in existing courtyard - Approve with Conditions 05/09/2006

47614 - Proposed additional car parking spaces, protective fencing to the north of the library and security shutters to existing openings- Approve with Conditions 29/03/2007

49838 - Lawful development certificate for roof mounted galvanised steel security fence - Withdrawn by Applicant 14/04/2008

49904 - Roof mounted galvanised security fence - Withdrawn by Applicant 19/06/2008

Publicity

Letters sent to 91 neighbouring properties 30/03/2026

Site Notice posted 01/04/2026

Press Notice in the Bury Times 02/04/2026

1 objection in relation to:

- Concern over how the traffic flow is going to be managed.
- Currently vehicles are parked on the side where vehicles travelling in the Westerly direction have to be passed thus causing some congestion.
- Hope and trust that there is going to be sufficient parking available for those working or visiting that centre otherwise concerned the congestion is going to increase.

Statutory/Non-Statutory Consultations

Traffic Section - To be updated in supplementary

Transport for Greater Manchester - The TS outlines trip generation for the existing site derived from the TRIC's database. This is based on a single site which is not ideal but understandable as the database does not hold significant amounts of surveys for this land use. The selected site is suitable and as such it is agreed that the trip generation for the existing use is broadly acceptable.

The analysis presented within the TS demonstrates that the parking demand likely to be generated by the development can be accommodated within the proposed car parking provision. This is based on the trip rates determined within the TS. Analysis with higher trip rates (as per TfGM's TRICs analysis) would be useful to provide a robust approach.

Waste Management - No response

Borough Engineer - Drainage Section - The submitted information is considered acceptable, subject to detailed design and implementation being carried out in accordance with the proposed strategy.

Environmental Health - Contaminated Land - Conditions requested in relation to Unexpected Contamination and Imported Soil. Condition also requested in relation to the installation of Electric Vehicle Charge Points.

Environmental Health - Pollution Control - No response received.

Conservation Officer - No objection.

Greater Manchester Ecology Unit - Conditions requested in relation to nesting birds, the installation of 2no. bat boxes and at least 2no. bird boxes onto the building, precautionary working methods for hedgehogs, reptiles and amphibians, a method statement to protect

bats, and that statutory Biodiversity Gain Condition.

United Utilities (Water and waste) - No response received.

Greater Manchester Police - designforsecurity - Proposal should seek to achieve Secured by Design (SBD) accreditation.

Pre-start Conditions - Agent agreed to pre-start conditions

Development Plan and Policies

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|-------|--|
| CF1/1 | Location of New Community Facilities |
| EN1/2 | Townscape and Built Design |
| EN2/2 | Conservation Area Control |
| EN2/1 | Character of Conservation Areas |
| EN6/3 | Features of Ecological Value |
| EN7/2 | Noise Pollution |
| HT2/4 | Car Parking and New Development |
| HT5/1 | Access For Those with Special Needs |
| JP-P1 | Sustainable Places |
| JP-P6 | Health |
| JP-C5 | Streets For All |
| JP-C6 | Walking and Cycling |
| JP-C8 | Transport Requirements of New Development |
| JP-S2 | Carbon and Energy |
| JP-S5 | Clean Air |
| JP-G8 | A Net Enhancement of Biodiversity and Geodiversity |
| JP-G2 | Green Infrastructure Network |
| SPD11 | Parking Standards in Bury |
| 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.

Principle (Use)

The site was formerly in use as Whitefield Library which would fall under an F1 use class. Permission is sought to change the use of the site to provide a health centre (Use Class E(e)), to directly replace the existing Uplands site.

The supporting Planning Statement confirms that the library has been closed since 2017, and the proposal would therefore bring back into a use a long term vacant building within the locality.

UDP Policy CF1/1 generally looks favourably on proposals for additional or improved community facilities where these do not conflict with amenity or the local environment. PfE

Policy JP-P6 confirms that improvements to health facilities will be supported, responding to the changing needs and demands of both existing and new residents including through enabling the continued enhancement and successful operation of our hospitals.

The submitted planning statement confirms that the refurbished building would be utilised to create a new Primary Care GP surgery with 9no. consultation rooms, and 2no. treatment rooms and would be open 6no. days a week to meet national requirements for extended access within general practice. The Planning Statement confirms that the proposal would represent a direct replacement of the existing Uplands Medical Centre which is located approximately 250m to the north east of the application site. The proposed replacement medical practice would therefore replace an existing community health care facility, within an appropriate distance of the existing site.

The submitted Transport Statement confirms that existing Uplands Medical Practice operates Monday to Friday from 08:00 to 18:30 and is closed on weekends. The existing site has 9 Clinical Rooms. As of March 2024 the existing Uplands Medical Centre site employs the following clinical Staff:

- 6no. WTE (Whole-Time Equivalent) (1no. Nurse + 5no. GPs WTE on 25 sessions a week)
- Practice Admin Staff: 12no.
- Patient Care Roles: 10.4no. WTE

The applicant has confirmed that there would be no increase in staffing levels compared to the existing practice. The proposal however would increase the number of clinical rooms available which the applicant envisions would allow more patients to be seen reducing waiting times within the community. The Transport Statement that the current facilities are not of sufficient size to fulfil this requirement and due to the current lease at the Uplands Medical Practice approaching its end, the proposed solution is to refurbish the vacant library on Pinfold Lane to develop a new primary care practice.

Given the above, it is considered that the proposal would provide support for health care facilities for the benefit of the local community and as such the proposal would support the policy considerations for improvements to health care facilities and would therefore comply with UDP Policy CF1/1 and PfE JP-P6.

Design and Layout

UDP Policy EN1/2 seeks to ensure that development proposals would not have a detrimental effect on the visual amenity and character of a particular area. PfE Policy JP-P1 aims to promote a series of beautiful, healthy and varied places.

As the site is located adjacent to the Conservation Area it is necessary to consider the proposal in terms of UDP Policies EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control of the UDP. Policy EN1/2 - Townscape and Built Design seeks to ensure that any proposals would not have an adverse impact on the particular character and townscape of an area.

The alterations to the external fabric of the existing building would preserve the existing scale, massing and design of the building with upgrades to the glazing and roofing improving the thermal performance of the property. The re-profiling of the existing access ramp would allow an accessible route for all from the proposed parking to the principal entrance to the building. The existing facing brickwork of the existing building would be retained with any new brickwork proposed to match the existing. The existing mosaic tiled wall will be retained with yellow cladding proposed to surround the front glazing providing a clear focal point to the front of the property, and a clear indication of the means of access.

The proposed boundary treatments would still allow a level of permeability when viewing the site from Pinfold Lane but would allow the site to be secured as required. The design and height of the front boundary would still allow for the existing trees and soft landscaping that fronts Pinfold Lane to be viewed.

No objections are raised to the resurfacing and reconfiguration of the existing hardstanding/car park areas around the building.

Overall, it is considered that the proposal would not have a detrimental impact on the character of the existing building, or locality and would preserve views into and out of the Conservation Area in accordance with the Policy considerations set out above.

Amenity

UDP Policy EN1/2 - Townscape and Built Design seeks to ensure that the proposals for development are considered in relation to their relationship to the surrounding area, and the use of lighting. UDP Policy EN7/2 - Noise Pollution that restricts development that would lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users. Policy JP-P1 further reinforces this by stating that developments should offer comfortable and inviting indoor and outdoor environments "offering a high level of amenity that minimises exposure to pollution."

The application has been supported by an Environmental Noise Assessment which establishes the baseline noise conditions and assessed the potential impact of the proposed medical centre, particularly in relation to the external plant enclosure proposed to the rear of the site. The assessment concluded that, with mitigation, plant noise will meet required limits. Accordingly, the proposed development includes acoustic louvres to the external plant enclosure.

The new window arrangements would be located at ground floor and as such largely screened by proposed boundary treatments.

The side elevation (east elevation) adjacent to No. 27 Pinfold Lane would have 5no. windows and a door proposed facing towards the side boundary. The windows would be associated with admin and consultation rooms. A staff courtyard is also proposed adjacent to this side boundary. Whilst the arrangement of windows and doors has been amended, there are also currently 5 windows and 1 door facing towards this boundary. There is significant planting along this shared boundary with the Arboricultural Assessment identifying T015 and G016 which appear to be sited largely within the garden of No. 27. No works are proposed to the group of trees and only ivy removal from the individual tree. In addition obscure glazing is shown for the privacy of the proposed clinical rooms. As such a suitable screen would be maintained along this side boundary to protect the amenity of the adjacent residential property.

The playing fields associated with Higher Lane Primary school, and flats at Wentworth Court are located to the rear (south) of the site. Again the Arboricultural Assessment identifies trees along this boundary however G013 is identified to be removed due to ash dieback, suppressed crown and growth. The elevation drawings indicate that the windows proposed within this elevation would be obscure glazed. The external plant enclosure sited to the south of the building has been assessed above. 4no. parking spaces would also be located adjacent to this boundary. These parking spaces would be sited adjacent to the car park/outdoor amenity space of Wentworth Court rather than directly adjacent to residential properties. Given the above it is considered that the proposal would not have a detrimental impact on the amenity of the uses to the south of the site.

A proposed 1.8m timber fence is proposed along the western boundary of the site, with the former day centre. Alongside the obscure glazing it is considered that the proposal would not impact on the amenity of the neighbouring site.

The front windows, proposed access and front entrance are separated from directly facing properties by the proposed car park, existing trees and a highway.

It is therefore considered that the proposal would not have a detrimental impact on the amenity of neighbouring land uses and would therefore comply with the Policy considerations set out above.

Access and Transport Needs

Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport. This is further supported through UDP Policy HT5/1 - Access for Those with Special Needs that encourages the provision of satisfactory access to public transport, car parks, pedestrian areas and public and private buildings for the mobility impaired and those with special needs.

PfE Policy JP-C8 seeks to enable a reduction in the need to travel by private car and prioritise sustainable transport opportunities ahead of capacity enhancements on the highway network.

The vehicular access to the site would remain as existing, with a priority junction with Pinfold Lane. This is a shared access with the neighbouring site which would also be retained. Tracking included within the Transport Statement confirms that a large car can enter and exit the site in forward gear, and use all spaces proposed within the car park.

Outside of the site pedestrian infrastructure that connects to the site include sufficient footways, with controlled crossing points on main roads. Bus stops are identified within the Transport Statement as being located on Bury New Road and Higher Lane and the nearest metrolink station is approximately 700 metres from the site at Whitefield tram stop.

Pedestrians and cyclists would access the site in the same manner as vehicles. There would be 2 metre wide footways provided throughout the site. All entrances to the building would have level access, with the existing ramp to the front of the door being re-profiled to meet current standards.

In addition to the location of the proposal for the community it would serve, which has been discussed above, it is considered that the access to the proposal is acceptable and would comply with the Policy considerations set out above.

Parking

In addition to the Policies set out above, in terms of parking standards Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document 11 provides parking standards for developments.

The site is located within Zone 2. SPD11 would require 1no. space per 2 staff, and 3no. spaces per consulting room. Based on 28 full time equivalent staff and 2no treatment rooms and 9 consulting rooms 47 no spaces and 3no. disabled spaces should be provided for the site. For clarity, a consultation room is used for patient consultation, assessment, and routine examination, whereas a treatment room is intended for clinical procedures and patient interventions. For the purpose of determining the level of parking expected by SPD

11, the 2no. treatment rooms have been classed as consulting rooms.

The proposed development would provide 20no. car parking spaces and 4no. disabled spaces. 3no. of the car parking spaces would also be designated EV charging spaced.

As outlined in the submitted Transport Statement, the proposed Medical Centre is expected to generate approximately 19 two-way vehicle trips in the AM peak (08:00-09:00) and 17 in the PM peak (17:00-18:00), when the road network is typically at its busiest. A slightly higher level of activity, up to 31 two-way trips, is anticipated between 11:00-12:00. It should be acknowledged however that these trips already exist within the local network due to the location of the existing Uplands Medical Practice and the proposal would therefore not increase overall traffic levels, but would instead result in a redistribution of trips, with access shifting from Bury New Road to Pinfold Lane.

Table 7.3, based on TRICS (Trip Rate Information Computer System) surveys contained within the Transport Statement reviews the and models traffic movement of similar sites. This table forecasts that, at any one time, there would be a maximum accumulation of 15 parked vehicles for the proposed development, which is less than the proposed provision. In addition, the Interim Travel Plan will be used to encourage staff to travel more sustainably and the document also confirms that this would be monitored through staff travel surveys. The existing Uplands site, has approximately 27 marked spaces. As such with the introduction of a Travel Plan to promote staff to travel more sustainably the provision of spaces is broadly similar to the provision of spaces at the existing site.

In the immediate vicinity, Pinfold Lane benefits from double yellow lines on both sides, which assist in maintaining the free flow of traffic at the access to the site. To the east of the site, parking is currently unrestricted on the southern (westbound) side of the road and appears to be well used by residents.

Whilst the parking area to the front of the building could be increased, this would increase the amount of hardstanding on the site and could potentially lead to the loss of mature trees along the frontage which would have a negative impact on the streetscene. In addition, the community benefit of having a health centre in close proximity to the existing facility needs to be acknowledged.

The LPA is also mindful of the lawful use of the site as a library (Use Class F1(d)). Within Use Class F the site could be changed to uses within the same sub-class without planning permission which includes provision of education, display of works of art, museums, public halls or exhibition halls, public workshop or religious instruction and law courts. All of these uses could be implemented without the need for Planning Permission. The Travel Statement also highlights that this level of activity represents a reduction compared to the trips estimated to have been undertaken historically and associated with the former library use, and those that could reasonably be expected should the library be brought back into operation based on TRICs data.

Transport for Greater Manchester (TfGM) have reviewed the TRICs data and confirm that the analysis presented demonstrates that parking demand likely to be generated by the development can be accommodated within the proposed car parking provision. TfGM however have also stated that analysis with higher trip rates would be useful to provide a robust approach however the LPA is mindful that there are a number of fall back uses, and that the proposal would be replacing an existing health centre within close proximity to the site absorbing the parking and trips already generated by this existing use. Overall, given the case presented above it is considered that the amount of parking proposed is sufficient and would not generate a severe impact as set out in the NPPF.

SPD 11 also required cycle storage to be designed into any scheme. 1 secure covered space per 4 staff members and 1 space per 50 square metres should be provided. This would equate to 12no. visitor spaces and 7 staff spaces. 4no. short stay spaces are proposed to the front of the site and 8no. short stay spaces are proposed to the rear of the site that could also be utilised for visitors. 8no. further spaces are located to the rear of the site within the dedicated external staff area. The proposed cycle storage would therefore exceed the minimum required by SPD 11 and is therefore considered to be acceptable.

Ecology and Biodiversity Net Gain

PfE Policy JP-G8 states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by Policy EN6/3 that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Paragraph 187 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. Greater Manchester Ecology Unit (GMEU) have been consulted on the application and have made the comments as considered below.

Bats

Two buildings, B1 (Library) and B2 (Garage) were assessed for bat roosting potential. Both B1 and B2 were assessed to have 'low' bat roosting potential, and therefore one bat emergence survey was conducted.

The bat emergence survey was conducted on 30th September 2025 and found no bats emerging or re-entering either building. Confirmation around the timing for the emergence survey was provided within the limitations section of the updated Bat Emergence Survey Report (April 2026) after a query from Greater Manchester Ecology Unit (GMEU), however it should be noted that the Bat Surveys for Professional Ecologists Good Practice Guidelines (2023) state that surveys of 'low' bat roosting potential require one emergence survey between May-August inclusive. As the survey was conducted outside the recommended survey season, we would recommend that a Method Statement is used during development, to protect bats, which should be secured via a condition.

No further surveys are required, however, as bats are mobile creatures, an informative is also proposed in relation to the Habitat Regulation.

Nesting Birds

There is habitat suitable for nesting birds present on the site on the building and within vegetation. Work that will impact on habitats where nesting birds may be present (for example building works), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken. GMEU suggest that a condition to this effect be placed on any permission.

Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible, measures to enhance the site for biodiversity should be secured as part of this planning application and should include integration of at least two bat boxes and at least two bird boxes onto the building or suitable trees on site.

Other Protected Species

Precautionary Working Methods for hedgehogs, reptiles and amphibians should be followed during development, as per page 10, 11 and 13 of the Preliminary Ecological Appraisal. GMEU would also suggest that hedgehog highway holes are inserted into any fencing on-site to allow hedgehog to move through the site.

Biodiversity Net Gain (BNG)

A BNG Metric has been submitted, which shows a loss of 0.15 units (-7.89%) to be incurred on site. To achieve a net gain of 10%, 0.34 units are required. GMEU agree with the proposal that off-site units are purchased from a nearby habitat bank.

The on-site gains are not considered to meet the criteria of 'significant on-site enhancements' and therefore a simple management plan (such as a LEMP) should be submitted for the management of the habitats, and the gains can be secured by condition. A full 30-year Habitat Management and Monitoring Plan (HMMP) is not considered to be required.

The statutory Biodiversity Gain Condition would apply should this planning application receive permission. To discharge the condition, the following is required:

- Biodiversity Gain Plan (using the DEFRA template);
- Final version of the BNG metric (including on-site and off-site information);
- Evidence of the offsite provider (including gain site reference and units purchased).

The off-site information in the final BNG metric must be filled in by the off-site provider.

Trees

An Arboricultural Impact Assessment has been submitted with the application that confirms that 10no. trees in G010 and G013 would need to be removed. These are category C trees which are considered to be trees of low quality. The assessment identifies suppressed crowns and evidence of die back within the groups. Given the category of the trees no objections are raised to their removal.

A preliminary arboricultural method statement and tree protection plan has been included within this assessment to provide the best practice measures to be adopted for the retained trees during the development process. These measures should be secured by condition.

No replanting is proposed for the trees to be removed. Given the nature of the site with mature/semi mature trees to the front and the fact that the trees need to be removed due to suppressed growth, and the alternative landscaping proposed through the introduction of ornamental planting, raised planters and wildflower lawns this is considered acceptable.

Carbon and Energy

Policy JP-S2 sets out the steps required to achieve net zero carbon emissions.

An Energy Statement has been submitted with the proposal that confirms that the building would be naturally ventilated where possible, with mechanical ventilation proposed for higher occupancy and specialist areas such as treatment rooms.

The statement confirms that it proposed that the building would be fossil -fuel free with no reliance on natural gas. A heat pump system is proposed for heating and cooling the building, with the plant located to the rear of the building which has been assessed in terms of noise within the amenity above. Solar photovoltaic (PV) panels are also proposed on the roof.

Digital Connectivity

PfE Policy JP-C2 - Digital Connectivity - this policy requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting.

The submitted Digital Connectivity Statement confirms that the proposal would be designed to be digitally enabled, resilient and future-proofed, with infrastructure that supports both current and anticipated future healthcare technologies in compliance with the above Policy.

Response to representations

It is considered the parking and highways issues raised within the representation received has been assessed within the main body of the report.

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/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered WFLREF-GDA-V1-S1-DR-A-9900 P01, WFLREF-GDA-V1-S1-DR-A-9903 P01, WFLREF-GDA-V1-ZZ-DR-A-9912 P02, WFLREF-GDA-V1-ZZ-DR-A-9911 P01, WFLREF-GDA-V1-ZZ-DR-A-9902 P03, WFLREF-GDA-V1-ZZ-DR-A-9901 P01, WFLREF-GDA-V1-R1-DR-A-9902 P02, WFLREF-GDA-V1-R1-DR-A-9901 P01, WFLREF-GDA-V1-S1-DR-A-9902 P02, WFLREF-GDA-V1-00-DR-A-9902 P02, WFLREF-GDA-V1-00-DR-A-9901 P01, WFLREF-GDA-V1-S1-DR-A-9901 P01, 72968MCLS-01, 087132 CUR XX XX DR C 92523 P02, 087132 CUR XX XX DR C 92522 P02, 087132 CUR XX XX DR C 92521 P01, 087132 CUR XX XX DR C 92520 P01, 087132 CUR XX XX DR C 94700 P02, 087132 CUR XX XX DR C 92520 P01, 087132 CUR XX XX DR C 92520 P01, 087132 CUR XX XX DR C 92501 P01, 087132 CUR XX XX DR C 92500 P02, Proposed Lighting Sheet 2 Rev 4

Documents:

Biodiversity Net Gain Assessment Arbtech 26th May 2026
Bat Emergence and Re-Entry Surveys (BERS) Arbtech amended 24th April 2026
Supporting Planning Statement March 2025
Arboricultural Impact Assessment 5th March 2026
Phase 1 Preliminary Risk Assessment 087132-CUR-00-XX-T-GE-00001 P01
Heritage Statement November 2025 Issue 02
Servicing Management Plan 087132-CUR-XX-XX-T-TP-00003 P02
Interim Travel Plan 087132-CUR-XX-XX-T-TP-00002
Transport Statement 087132-CUR-XX-XX-T-TP-00001
Digital Connectivity Statement
Crime Impact Statement 12/08/2025
Design and Access Statement P03 17.12.2025
Energy Statement January 2026 Rev P01
Flood Risk Assessment and Drainage Strategy Report 087132-CUR-XX-XX-T-C-92000
Environmental Noise Survey Report Acoustics Report A2303 R01 RevB
Preliminary Ecological Appraisal and Roost Assessment 07/07/2025
Ventilation Statement January 2026 Rev P01

Phase 2 Ground Investigation Report 087132-CUR-XX-XX-T-GE-00002 P01 and 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.

3. No development shall commence unless and until a bat Method Statement is submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in full accordance with the approved details and measures.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policy EN6/3 - Features of Ecological Value, Places for Everyone Joint Development Plan Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.

4. No development, shall commence unless and until a Landscape and Ecological Management Plan (LEMP) (or equivalent) has been submitted to approved in writing by the Local Planning Authority. The contents of the LEMP shall include information which demonstrates the creation or management of habitats to secure a meaningful and measurable net gain for biodiversity, in line with the statutory Biodiversity Gain Condition

The LEMP should include:

- Description and evaluation of features to be managed.
- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions for all habitats for a period of no less than 30 years.
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- Details of the body or organization responsible for implementation of the plan.
- Ongoing monitoring and remedial measures.

The LEMP 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 ensure improvements in the biodiversity of the site pursuant to Places for Everyone Joint Development Framework Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

5. No removal of or works to any buildings shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before clearance and ensured that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8 – A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Framework, EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

6. No development shall commence unless and until a scheme for the integration of at least 2no. bat boxes and 2no. bird boxes onto the building or suitable trees, and hedgehog highways holes into any boundary fencing has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the building.

Reason. To secure the satisfactory development of the site and ensure enhancements and net gains for biodiversity pursuant to policies JP-G8: A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

7. Precautionary working measures methods for hedgehogs, reptiles and amphibians shall be implemented in full accordance with the approved details and measures set out on pages 10, 11 and 13 of the approved Preliminary Ecological Appraisal and Roost Assessment dated 07/07/2025.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policy EN6/3 - Features of Ecological Value, Places for Everyone Joint Development Plan Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.

8. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction" and the measures set out within the approved Arboricultural Impact Assessment dated 15th March 2026. The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

9. The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

10. Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

11. Prior to occupation the applicant shall provide:

- A minimum of 1 no. electric vehicle (EV) charging point (minimum 7kW*) and at least one in every five remaining parking spaces must be provided with cable routes.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

12. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment and Drainage Strategy Report 087132-CUR-XX-XX-T-C-92000 prepared by Curtins.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason. To promote sustainable development and reduce flood risk pursuant to

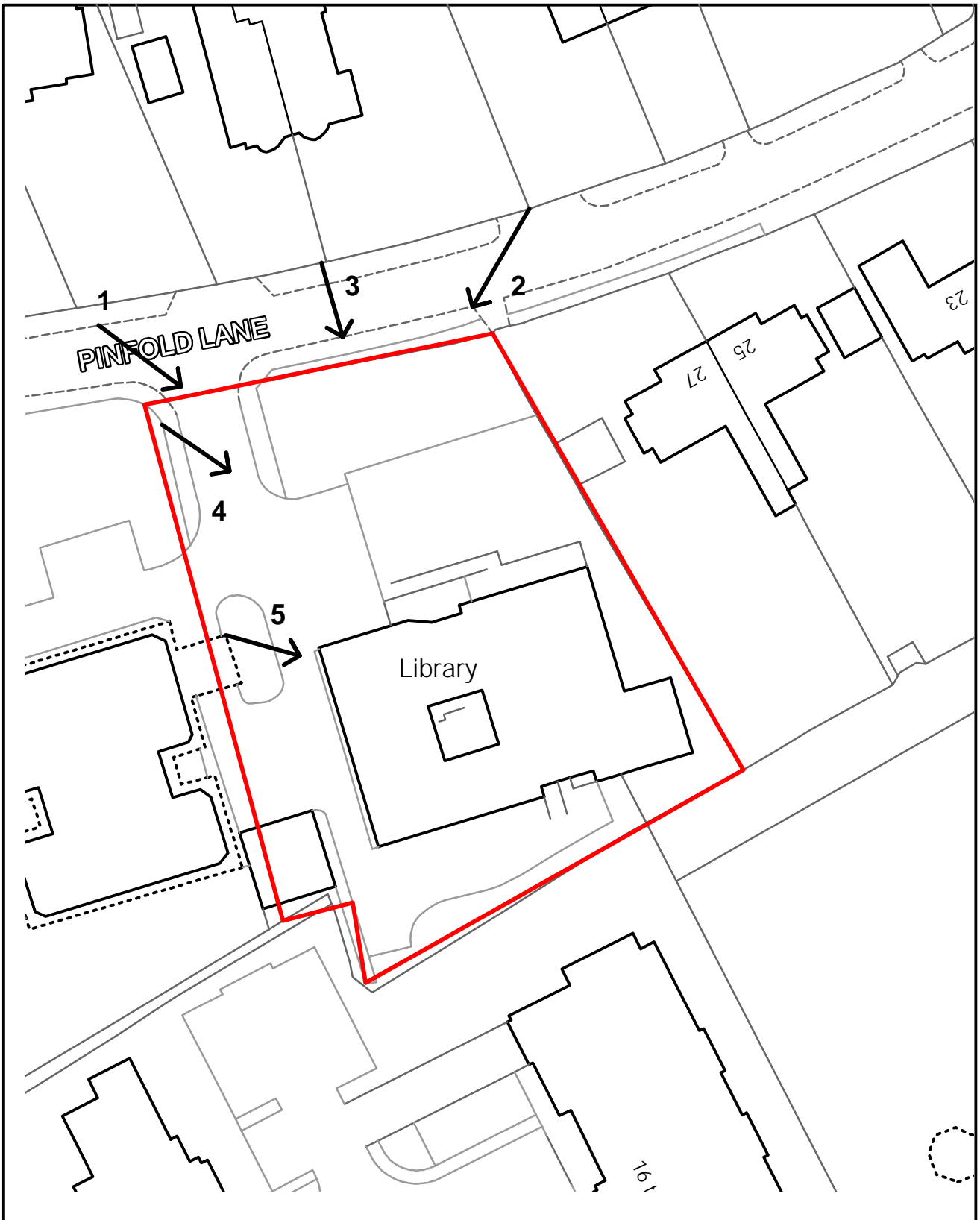
Development Plan Policies JP-S4 - Flood Risk and the Water Environment, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

13. The Plant Noise Mitigation measures set out within the approved Environmental Noise Survey Report Acoustics Report A2303 R01 RevB shall be implemented prior to occupation of the building for the use hereby approved.
Reason. To reduce nuisance from noise to the occupiers of the adjoining dwellings pursuant to the NPPF and UDP Policy EN7/2 Noise Pollution.
14. The measures set out within the approved Interim Travel Plan 087132-CUR-XX-XX-T-TP-00002 P02 shall be implemented prior to the occupation of the use hereby approved, and shall be monitored adapted and updated annually as part of the review process.
Reason. To encourage sustainable travel choices pursuant to Places for Everyone Joint Development Framework Policies JP-C5: Streets for All, JP-C6: Walking and Cycling and JP-C8: Transport Requirements of New Development.
15. The car parking and turning facilities indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
16. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:
 1. Hours of operation and number of vehicle movements;
 2. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
 3. Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials;
 4. Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations

The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development and JP-P1 - Sustainable Places.

For further information on the application please contact **Helen Pressley** on **0161 253 5277**



72968

**ADDRESS: Whitefield Library Pinfold Lane
Whitefield**

Planning, Environmental and Regulatory Services



Bury
Council

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72968

Photo 1



Photo 2



72968

Photo 3



Photo 4



72968

Photo 5

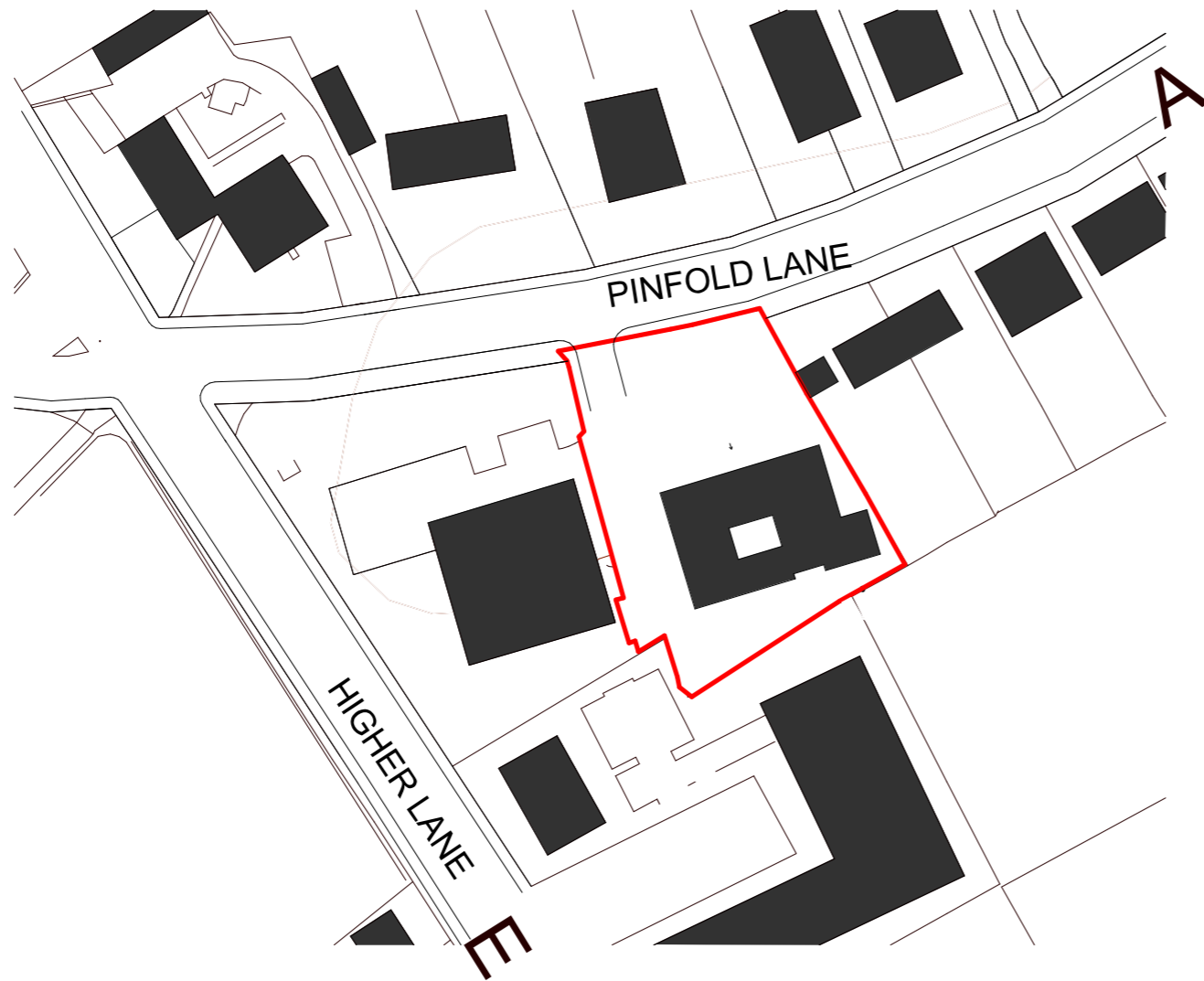


NOTES

Drawing to be read in conjunction with Planning pack & details.

Location Plan based on Ordinance Survey Map dated 04/04/25 by Promap and Bury Council site purchase plan (dated 22.10.2024 & shared 21.03.2025).

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1 Location Plan
1 : 1250

KEY

— Site Application Area

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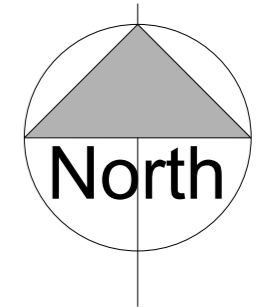
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| P01 | MB | Draft Planning Issue | 12/11/2025 |



The Cruck Barn, Duxbury Park, Chorley, Lancashire, PR7 4AT
+44 1257 260070 | contact@gillingdod.com | gillingdod.com

Client Name:
NHS Property Services

Site Name:
**Whitefield Library, Pinfold Lane,
Whitefield, M45 7NY**

Project Name:
Primary Care GP Surgery

Drawing Title:
Location Plan

| | | | |
|-------------------------|--------------------|---------------------|------------------|
| Project No: 9113-001 | Sheet Size: A3 | Scale: 1 : 1250 | |
| Drawn by: MB | Checked by: CLS | Approved by: CLS | Revision: P01 |

Drawing Number:
Project Code / Originator / Volume / Level / Type / Discipline / System-Number
WFLREF-GDA-V1-S1-DR-A-9900



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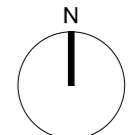
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- EXISTING SITE PLAN LEGEND**
- Existing Soft Landscaping
 - Existing Overgrown Vegetation
 - Existing Road
 - Existing Footpath
 - Disabled Parking Area
 - Existing Building
 - Existing Tree on Site
 - Existing Tree Outside of Site
 - Boundary Line
 - Existing Fencing
 - Existing Site Level

| P01 | MB | Draft Planning Issue | 12/11/2025 |
|-----|----|----------------------|------------|
| Rev | By | Description | Date |



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Client Name:
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**Whitefield Library, Pinfold Lane,
 Whitefield, M45 7NY**

Project Name:
Primary Care GP Surgery

Drawing Title:
Existing Site Plan

| | | |
|-------------------------|--------------------|------------------------|
| Project No: 9113-001 | Sheet Size: A2 | Scale: As indicated |
| Drawn by: MB | Checked by: CLS | Approved by: CLS |
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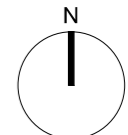
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- PROPOSED SITE PLAN LEGEND**
- Existing Soft Landscaping
 - Proposed Landscaping
 - Existing Overgrown Vegetation
 - Proposed Planting
 - Existing Road Resurfaced
 - New Hard Surfacing
 - Existing Footpath
 - Proposed Paving 300x200
 - Proposed Paving 600x300
 - Tactile Paving
 - Disabled Parking Area
 - Proposed Building
 - Existing Building
 - Existing Tree Retained on Site
 - Existing Tree Outside of Site
 - Existing Tree Removed
 - Boundary Line
 - +110.54 Proposed Site Level
 - +110.12 Existing Site Level
 - 125mm Kerb
 - 125mm Dropped Kerb
 - Illuminated Bollard
 - 7.4kW EV Charging Point
 - EV Feeder Pillar
 - Proposed Seating

| | | | |
|-----|-----|----------------------------------|------------|
| P02 | CLS | Minor updates for Planning Issue | 17/12/2025 |
| P01 | MB | Draft Planning Issue | 12/11/2025 |
| Rev | By | Description | Date |



Client Name:
NHS Property Services

Site Name:
Whitefield Library, Pinfold Lane, Whitefield, M45 7NY

Project Name:
Primary Care GP Surgery

Drawing Title:
Proposed Site Plan

| | | |
|-------------------------|--------------------|------------------------|
| Project No: 9113-001 | Sheet Size: A2 | Scale: As indicated |
| Drawn by: MB | Checked by: CLS | Approved by: CLS |
| | | Revision: P02 |

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WFLREF-GDA-V1-S1-DR-A-9902

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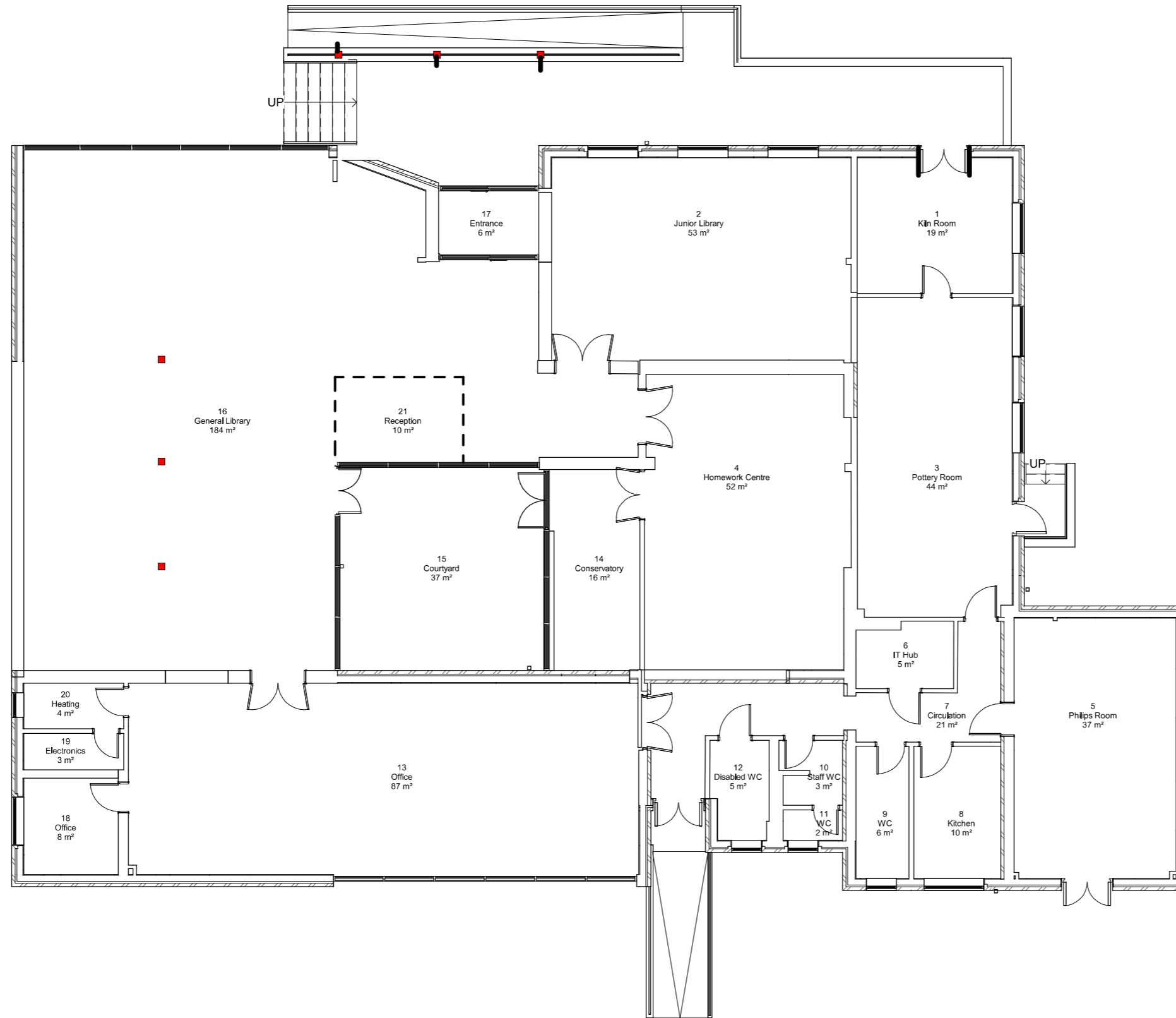
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| P01 | MB | Draft Planning Issue | 12/11/2025 |
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| Rev | By | Description | Date |



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+44 1257 260070 | contact@gillingdod.com | gillingdod.com

Client Name:
NHS Property Services

Site Name:
**Whitefield Library, Pinfold Lane,
Whitefield, M45 7NY**

Project Name:
Primary Care GP Surgery

Drawing Title:
**Existing Ground Floor GA
Plan**

| | | | |
|-------------------------|--------------------|---------------------|------------------|
| Project No: 9113-001 | Sheet Size: A2 | Scale: 1 : 100 | |
| Drawn by: MB | Checked by: CLS | Approved by: CLS | Revision: P01 |

Drawing Number:
Project Code / Originator / Volume / Level / Type / Discipline / System-Number
WFLREF-GDA-V1-00-DR-A-9901

| Room Schedule | | |
|---------------|--------------------------|-----------------------------|
| Number | Name | Area |
| V1.00.001 | Lobby | 6 m ² |
| V1.00.002 | Circulation | 19 m ² |
| V1.00.003 | Circulation | 34 m ² |
| V1.00.004 | Office | 7 m ² |
| V1.00.005 | Reception | 17 m ² |
| V1.00.006 | Circulation | 29 m ² |
| V1.00.007 | Waiting Room | 48 m ² |
| V1.00.008 | MWVC | 6 m ² |
| V1.00.009 | Quiet Room | 3 m ² |
| V1.00.010 | WC | 4 m ² |
| V1.00.011 | Interview Room | 6 m ² |
| V1.00.012 | Consult / Exam | 13 m ² |
| V1.00.013 | Consult / Exam | 12 m ² |
| V1.00.014 | Consult / Exam | 16 m ² |
| V1.00.015 | Consult / Exam | 16 m ² |
| V1.00.016 | Consult / Exam | 15 m ² |
| V1.00.017 | Circulation | 22 m ² |
| V1.00.018 | Consult / Exam | 14 m ² |
| V1.00.019 | Consult / Exam | 14 m ² |
| V1.00.020 | Clean Store | 7 m ² |
| V1.00.021 | Store | 5 m ² |
| V1.00.022 | Comms | 5 m ² |
| V1.00.023 | Admin | 33 m ² |
| V1.00.024 | Admin | 7 m ² |
| V1.00.025 | Staff WC | 4 m ² |
| V1.00.026 | Staff WC | 4 m ² |
| V1.00.027 | Staff Room | 15 m ² |
| V1.00.028 | Meeting Room | 23 m ² |
| V1.00.029 | Cleaners | 7 m ² |
| V1.00.030 | Dirty Utility | 6 m ² |
| V1.00.031 | Plant Room | 14 m ² |
| V1.00.032 | Treatment Room | 18 m ² |
| V1.00.033 | Treatment Room | 17 m ² |
| V1.00.034 | Consult / Exam | 15 m ² |
| V1.00.035 | Consult / Exam | 14 m ² |
| V1.00.036 | Circulation | 15 m ² |
| V1.00.037 | External disposal Hold | 11 m ² |
| V1.00.038 | External Plant Enclosure | 19 m ² |
| V1.00.039 | Admin | 7 m ² |
| | | GIFA: 533sqm GIA: 583sqm |

Department Legend

- Circulation
- Clinical Spaces (Consult/Exam & Treatment)
- Clinical Support (Stores/Utility Rooms)
- Patient Waiting/WCs
- Plant Room
- Shared Spaces (Meeting/Interview Room)
- Staff Areas (Reception/Admin/Rest)



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| Rev | By | Description | Date |
|-----|-----|----------------------------------|------------|
| P02 | CLS | Minor updates for Planning Issue | 17/12/2025 |
| P01 | MB | Draft Planning Issue | 12/11/2025 |



Client Name:
NHS Property Services

Site Name:
Whitefield Library, Pinfold Lane, Whitefield, M45 7NY

Project Name:
Primary Care GP Surgery

Drawing Title:
Proposed Ground Floor GA Plan

| | | |
|-------------------------|--------------------|---------------------|
| Project No: 9113-001 | Sheet Size: A2 | Scale: 1 : 100 |
| Drawn by: MB | Checked by: CLS | Approved by: CLS |
| | | Revision: P02 |

Drawing Number:
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1 Existing North Elevation
1 : 100



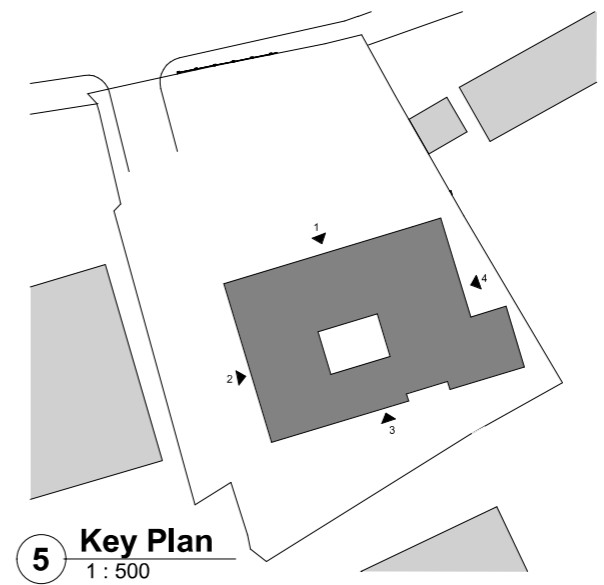
2 Existing West Elevation
1 : 100



3 Existing South Elevation
1 : 100



4 Existing East Elevation
1 : 100



| Rev | By | Description | Date |
|-----|-----|----------------------------------|------------|
| P02 | CLS | Minor updates for Planning Issue | 17/12/2025 |
| P01 | MB | Draft Planning Issue | 12/11/2025 |



Client Name:
NHS Property Services

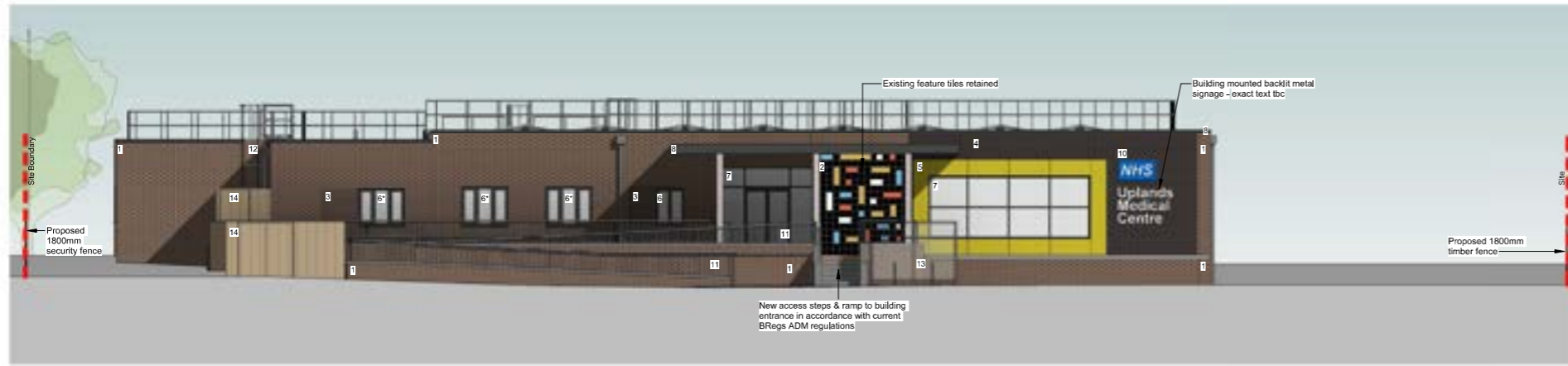
Site Name:
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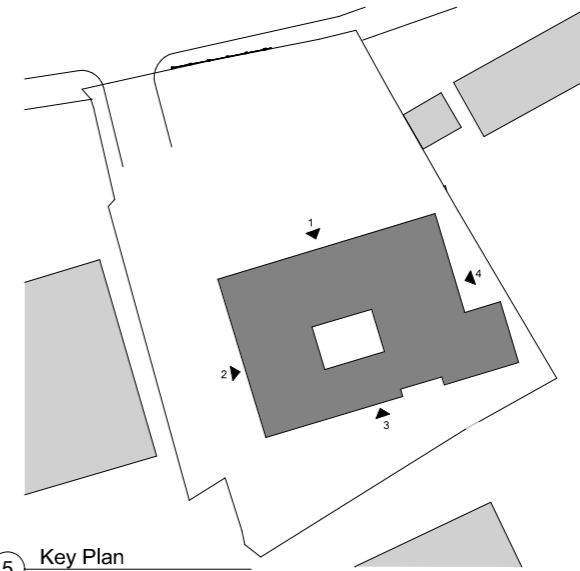
Drawing Title:
Existing Elevations

| Project No: | Sheet Size: | Scale: |
|-------------|-------------|--------------|
| WFLREF | A1 | As indicated |
| Drawn by: | Checked by: | Approved by: |
| MB | CLS | P02 |

Drawing Number:
Project Code / Originator / Volume / Level / Type / Discipline / System-Number
WFLREF-GDA-V1-ZZ-DR-A-9901



1 Proposed North Elevation
1 : 100



5 Key Plan
1 : 500



2 Proposed West Elevation
1 : 100



3 Proposed South Elevation
1 : 100



4 Proposed East Elevation
1 : 100

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Materials Key:
01. Existing brickwork
02. Existing mosaic tiles
03. Proposed Brickwork - Bowland Grey
04. Proposed Feature Brickwork - Kelham Black
05. Proposed Rainscreen cladding, colour: TBC
06. Proposed PPC aluminium windows and louvers
07. Proposed PPC aluminium curtain wall lobby and Waiting Room
08. Proposed PPC aluminium canopy and copping
09. Proposed PPC aluminium external doors
10. Proposed Signage: Metal
11. Proposed Metal railings
12. Proposed CAT ladder
13. Proposed Cycle stands
14. Proposed Timber Fencing
15. Proposed Metal Acoustic Louvered Fence

| | | | |
|-----|-----|----------------------------------|------------|
| P03 | CLS | Minor updates for Planning Issue | 17/12/2025 |
| P02 | CLS | PV array layout updated | 20/11/2025 |
| P01 | MB | Draft Planning Issue | 12/11/2025 |
| Rev | By | Description | Date |



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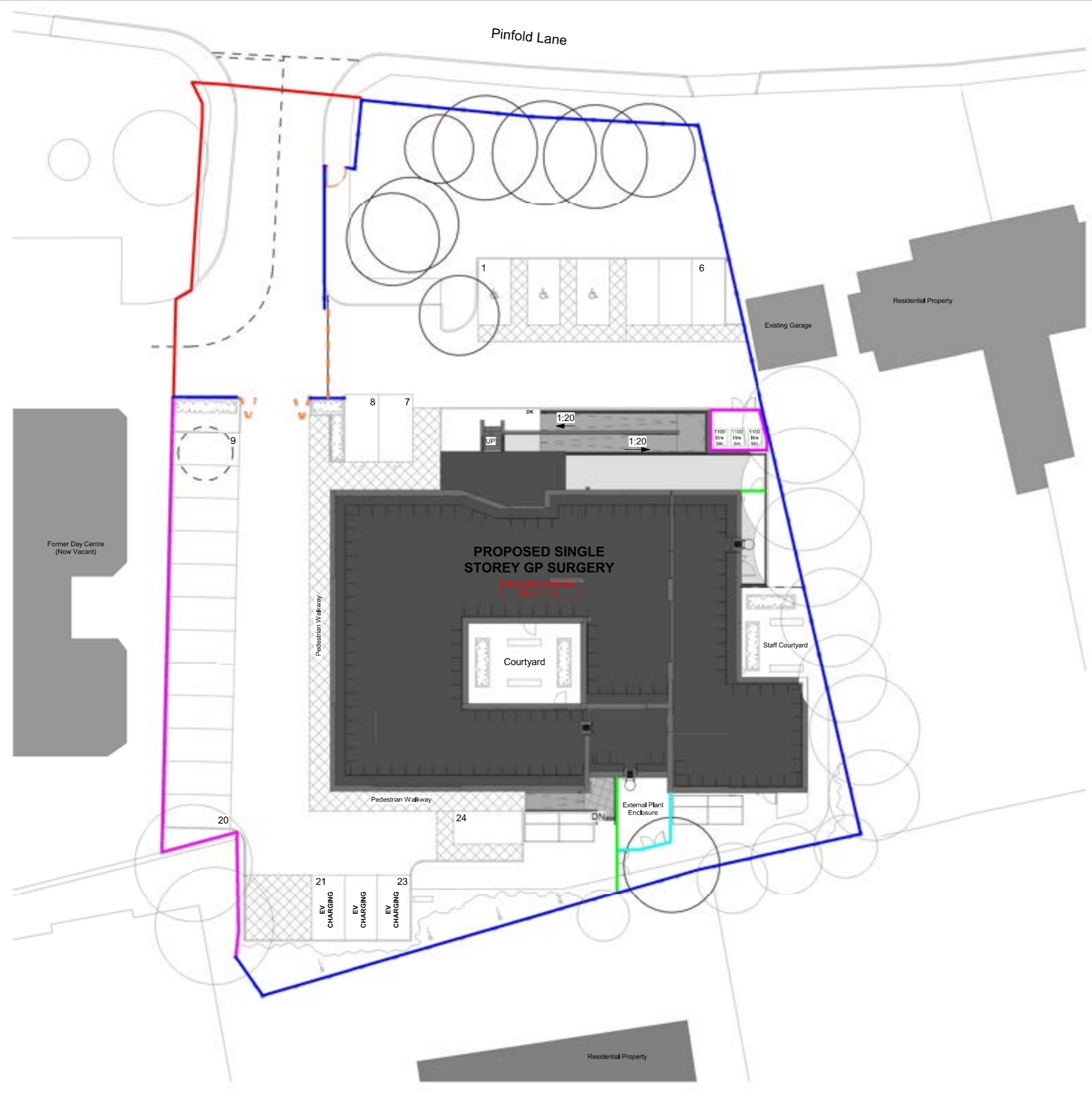
Project Name:
Primary Care GP Surgery

Drawing Title:
Proposed Elevations

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|-------------|-------------|--------------|-----------|
| Project No: | Sheet Size: | Scale: | |
| WFLREF | A1 | As indicated | |
| Drawn by: | Checked by: | Approved by: | Revision: |
| MB | MB | CLS | P03 |

Drawing Number:
Project Code / Originator / Volume / Level / Type / Discipline / System-Number
WFLREF-GDA-V1-ZZ-DR-A-9902

Pinfold Lane



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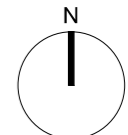
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NOTES

Drawing to be read in conjunction with Planning pack & all relevant specialist details/surveys.

Levels based on Topographical Survey Ref 72968MCLS-01 Dated 19/12/24 by Survey Solutions. Building footprint & layout based on Building Survey Ref 72968MCLS-02 Dated 19/12/24 by Survey Solutions.

All details are to be referred to for Planning Approval purposes only and should at no point be considered as construction information.

- BOUNDARY TREATMENT KEY**
- Proposed 1.8m Timber Fencing (SBD compliant)
 - Proposed Timber Fencing (SBD compliant)
Note: 3.5m high around external plant compound & 1.8m high elsewhere
 - Proposed 3.5m Acoustic Louvred Fencing (SBD compliant)
 - Proposed 1.8m Weldmesh Security Fencing
 - - - Proposed Secure Gate
 - Open Site Boundary

| P01 | MB | Draft Planning Issue | 12/11/2025 |
|-----|----|----------------------|------------|
| Rev | By | Description | Date |



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Client Name:
NHS Property Services

Site Name:
Whitefield Library, Pinfold Lane, Whitefield, M45 7NY

Project Name:
Primary Care GP Surgery

Drawing Title:
Proposed Boundary Treatment Plan

| | | |
|-------------------------|--------------------|------------------------|
| Project No: 9113-001 | Sheet Size: A2 | Scale: As indicated |
| Drawn by: MB | Checked by: CLS | Approved by: CLS |
| | | Revision: P01 |

Drawing Number:
Project Code / Originator / Volume / Level / Type / Discipline / System-Number
WFLREF-GDA-V1-S1-DR-A-9903