
**Heywood Community Fire Station
Temporary Fire Station Planning Statement**

Project number
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1.0 Introduction

1.1 This Planning Statement has been prepared by Ryder Architecture on behalf of Greater Manchester Fire and Rescue Service (GMFRS) in support of a planning application for the provision of a temporary fire station at Heywood Community Fire Station, 129 Middleton Road, Heywood, OL10 2LU.

1.2 The temporary facility is required to enable the continued operation of fire and rescue services during the redevelopment of the existing fire station site. GMFRS intends to submit a separate full planning application for the demolition of the existing fire station and the construction of a replacement community fire station, including a new training tower, vehicle parking, training yard, boundary treatments and associated landscaping.

The temporary fire station will ensure that operational emergency response services are maintained throughout the redevelopment period, avoiding any interruption to service provision for the local community while facilitating the delivery of the proposed replacement facility.

1.3 The proposed redevelopment will replace the existing ageing fire station with a modern, fit-for-purpose community fire station that will meet the current and future operational requirements of GMFRS and provide enhanced facilities for staff, training and community engagement.

2.0 The Application Site



- 2.1** The application site comprises the existing Heywood Community Fire Station located on Middleton Road, Heywood, within the administrative area of Rochdale Borough Council.
- 2.2** The site is situated within a predominantly residential area approximately 400 metres south of Junction 19 of the M62 motorway. Residential properties adjoin the site to the north, south and east, with Middleton Road forming the Western boundary.
- 2.3** The site is currently occupied by the operational fire station building together with associated operational facilities, including an auxiliary building located within the drill yard and an existing training tower.

Access to the rear of the site is via a secured gate at the northern side of the site. At the rear of the site is a hard standing area which is used as a car park and for training purposes.

Photos of the application site are included below.



Front view of the existing fire station



Rear view of the existing fire station

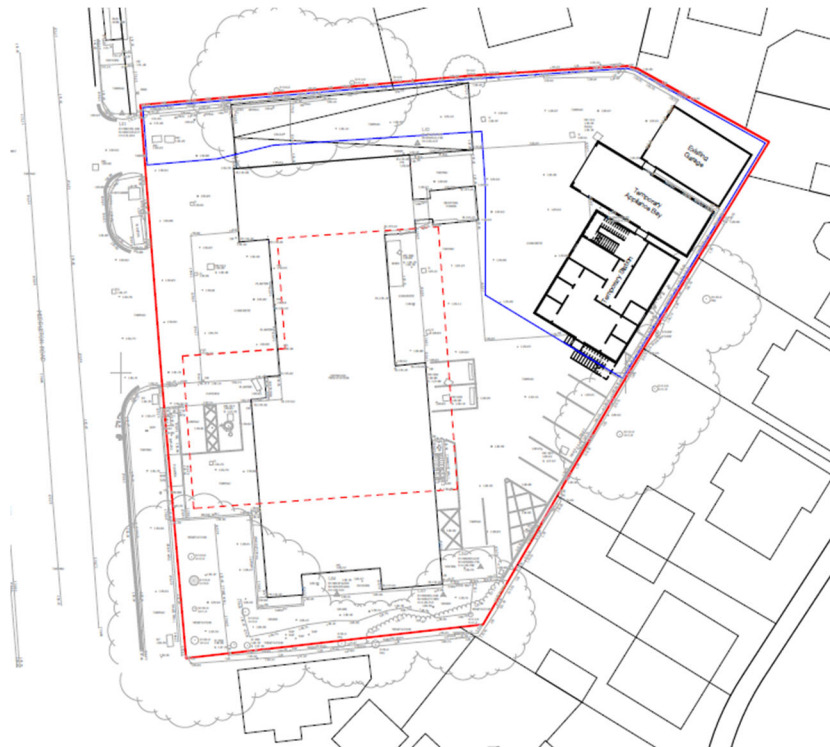


View of existing ramp access



View of existing RTC garage and rear boundary

3.0 The Proposed Scheme



Proposed site plan

- 3.1 The proposal seeks planning permission for the erection of a temporary fire station to enable the continued operation of GMFRS during the redevelopment of the existing Fire Station.
- 3.2 The temporary fire station will be installed prior to the demolition of the existing fire station and will remain operational only for the duration of the construction period. Once the replacement fire station has been completed, commissioned and brought into operational use, the temporary facility will be removed from the site, and the remaining elements of the approved site layout will be completed.
- 3.3 The temporary facility comprises a two-storey modular building together with an appliance bay to accommodate an operational emergency vehicle. The existing auxiliary building will also be utilised to house an additional specialist operational emergency vehicle. The building will be located on the existing parking area within the fire station site and will provide the accommodation necessary to maintain emergency response services throughout the redevelopment period.
- 3.4 The modular building has been designed as a temporary structure with a simple and functional form. Its scale, massing and flat-roofed design minimise its visual presence within the site and ensure it remains appropriate within its established operational setting.
- 3.5 The siting and layout of the temporary fire station have been carefully considered to minimise impacts on neighbouring residential properties whilst maintaining the operational requirements of the fire service and allowing sufficient space for the construction and redevelopment works to proceed safely.
- 3.6 Residential properties located on Tangmere Avenue are separated from the proposed temporary building by their rear garden areas, providing an appropriate distance between the development and neighbouring dwellings. In addition, windows within the eastern elevation of the temporary

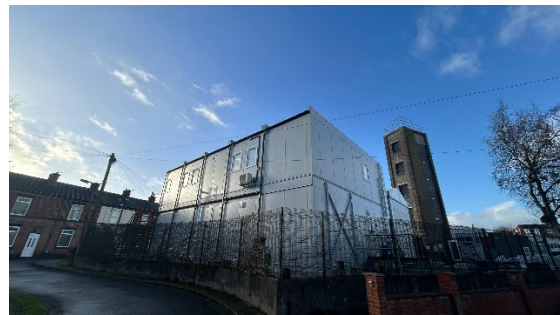
building will be fitted with obscured glazing to prevent overlooking and protect the privacy and amenity of neighbouring residents.

- 3.7** The proposed external staircase is intended solely for emergency escape purposes and will not be used for day-to-day access, egress, or operational circulation associated with the temporary fire station.
- 3.8** The siting of the proposed temporary accommodation has been carefully informed by the accompanying Arboricultural Impact Assessment and Tree Protection Plan. The location has been selected to avoid unacceptable impacts on the protected trees and their Root Protection Areas, ensuring that the proposal does not compromise their long-term health or amenity value.
- 3.9** In addition, limited crown pruning, where identified as necessary within the Arboricultural Report, will be undertaken in accordance with the report's recommendations.

Photos of the Whitefield Fire Station temporary facility are included below as reference.



Side elevation and temporary appliance bay



Rear elevation

4.0 Documents submitted with the Planning Application

- 4.1** The client, GMFRS, will undertake the community engagement process through a letter drop to nearby properties and a public drop-in consultation evening, providing local residents with the opportunity to view the proposals for the temporary fire station, ask questions, and provide feedback during the planning application process.

4.0 Documents submitted with the Planning Application

- 4.1** The planning application is accompanied by the following drawings and reports

- Application Forms and Ownership Certificates
- Planning Statement
- Location Plan
- Existing site plan with levels
- Proposed site plan
- Existing site sections
- Proposed site sections
- Proposed floor plans
- Proposed elevations
- Transport Technical Note
- Drainage strategy
- Temporary station external works plan
- Arboricultural Impact Assessment