

Ward: Radcliffe - East

Item 01

Applicant: Bury MBC

Location: TOWER FARM SITE, SANDFORD STREET, RADCLIFFE

Proposal: OUTLINE APPLICATION FOR FORMATION OF PLAYING FIELDS ASSOCIATED WITH RADCLIFFE RIVERSIDE SCHOOL & NEW SERVICE ACCESS ROAD EXTENSION

Application Ref: 45597/Reg 3 Council's Own Development **Target Date:** 17/03/2006

Recommendation: Minded to Approve

This application is one of a group of 5 planning applications which are connected to the development of East Lancashire Paper Mill (ELPM), Land on Tower Farm (45597), Radcliffe High School (45673), Coney Green (45672) and Land at Outwood Road (45599).

It is recommended that the application be Minded To Approve subject to referral to the Secretary of State due to the Playing Fields Directive and also under Circular 7/99 - (Development Plans and Consultation) (Departures) Directions 1999.

Description

The application site covers some 3.6ha and is situated to the east of the proposed school site itself. The site is generally level and to the north of the application site is the Radcliffe Tower, which is a Scheduled Ancient Monument. To the south of the site is the Radcliffe Ee's landfill site. To the east is Close Park and to the west is the ELPM site.

This is an outline planning application submitted to provide for the playing fields relating to the secondary school to be proposed on the ELPM site. The application seeks approval of the principle, siting and means of access thereto with landscaping and design reserved for future applications.

The siting of the pitches and track are indicated to be to the south of the Scheduled Monument and access would be provided by the provision of a newly constructed road to continue on from Tower Street into the site.

Relevant Planning History

The site has been subject to planning applications related to the Radcliffe Ee's site.

01560/75 – Outline Residential development – refused – 20/4/77

02047/75 – erection of fencing – Approved – 16/9/75

02212/75 – Amended sipping contours. Refused – 27/5/76 (appeal dismissed)

04689/77 – Reclamation of landscaping of existing waste site, tipping, soiling and grassing – Refused – Appeal allowed (21/6/79)

18377/86 – Restoration of derelict land by land filling controlled waste – Approved – 19/2/87

33590/97 – Restoration of former landfill site & cover material & change of use to golf course, relocation of cricket ground, associated changing facilities & car parking – Approved – 10/9/98

38240/01 – Variation of conditions 2&10 of 33590 to extend workings and final restoration until end of January 2004 – Refused 12/11/03

43976 – Importation of dry inert landfill from construction industry to form playing fields and change of use of land for recreational purposes – still under consideration

Publicity

The application has been publicised by press advert on 10th February 2006, site notices erected on 8th February 2006 and by direct letters to 88 nearby residential and commercial properties on the 6th and 20th February 2006. A full list of the neighbours notified of the planning application can be read in the file. As a result of this publicity, some 10 letters of objection have been received from 3, 4, 10, 20, 22 Tower Street. Point raised include:

- The proposed extension of Tower Street would impact upon residential amenity if used for car parking associated with the new pitches.
- Car parking should be concentrated on existing facilities within Close Park.

Consultations

Environment Agency - No objections but recommends conditions to submit full contaminated land report and method statement and the need for levels information to be submitted.

Sport England - No objections.

Gtr Manchester Ecology Unit - No response received.

English Heritage - No objections.

Gtr Manchester Archaeological Unit - No objections and are satisfied with the scope of mitigation and request a condition to provide investigative work and recording.

Gtr Manchester Police Architectural Liaison Officer - No objections.

United Utilities - No objection in principle to the scheme. Further discussions may need to take place between United Utilities and the developer to ensure that their assets are not affected.

G M Police Architectural Liaison - No objections

Borough Engineer -
Traffic - No objections.
Drainage - No objections.

Environmental Health -

Land Contamination - No comments had been received following the submission of additional information under Regulation 19 of the Environmental Impact Assessment Regulations on 9th June 2006. This information comprised a Risk Assessment to determine contamination risk to target receptors. Any responses to this information shall be reported to Members.

Unitary Development Plan and Policies

CF1/1 Location of New Community Facilities
OL1/2 New Buildings in the Green Belt
RT2/1 Provision of New Recreation Sites
EN1/1 Visual Amenity
EN6/4 Wildlife Links and Corridors
EN3/1 Impact of Development on Archaeological Sites
EN3/2 Development Affecting Archaeological Sites
EN1/1 Visual Amenity
RT1/1 Protection of Recreation Provision in the Urban Area
RT1/2 Improvement of Recreation Facilities
PPG17 PPG17 - Planning for Open Space, Sport and Recreation
PPG2 PPG2 - Green Belts

Issues and Analysis

Background - In 2003, BMBC commissioned URBED as a lead consultant to prepare a vision for Radcliffe as a Sustainable Urban Neighbourhood, with the 'Reinventing Radcliffe' vision. The strategy focuses on making the town "a good place to live" with attention focusing particularly on increasing the quality of housing around and within walking distance of the town centre and to improve the quality of local facilities, particularly in providing a new secondary school.

The strategy indicated that the redevelopment of the ELPM site for a new secondary school, mix of employment and new residential development would be a key opportunity to respond to the social, economical and environmental difficulties that Radcliffe had endured over a long period of time. Furthermore, the status of the UDP, particularly since its original adoption in 1997, reflected Radcliffe in its past, rather than looking to the needs of the town today.

Coupled with this historical position of the town, the need for a new school has arisen following the declaration of the existing education facilities in Radcliffe as being poor and failing. The Masterplan sought to provide an opportunity to reassess the existing situation in an informed way and to drive possibilities forward to secure many facets of concern for Radcliffe on multiple levels. The Masterplan indicates that the redevelopment of the existing school sites for housing, which would provide further opportunities to secure the future of Radcliffe.

Furthermore, in response to the changing approach to regeneration of towns, Government policy has recognised that sustainable approaches to regeneration, including improved mixes of uses and their disposition to each other would provide opportunities to improve sustainable growth, improve liveability, provide more opportunities for indigenous population and engender sustainable economic growth for new businesses. The re-development of the ELPM sites and existing school sites were considered to uphold the objectives of the Government's sustainable approach and in an informed way, would deliver a much needed opportunity for the town.

The Three Sites Masterplan was considered by the BMBC Executive Board on 13 April 2005 and subsequently approved with amendments as a material planning consideration when assessing future planning applications and in the formulation of future planning policy.

Principle & Green Belt - The site is located within the Green Belt as identified within the UDP, and as such, the main thrust of Green Belt policy contained within Planning Policy Guidance Note 2 – Green Belts and UDP Policies OL1 - Green Belt and OL1/2 – New Buildings Within the Green Belt is to-

- to provide opportunities for access to the open countryside for the urban population;
- to provide opportunities for outdoor sport and outdoor recreation near urban areas;
- to retain attractive landscapes, and enhance landscapes, near to where people live;
- to improve damaged and derelict land around towns;
- to secure nature conservation interest; and
- to retain land in agricultural, forestry and related uses.

This proposal is seeking to determine the acceptability of the principle of recreational facilities, in association with the development of the school. UDP policy OL1/2 New Buildings Within the Green Belt confirms that development is inappropriate unless proposals conform to the uses identified as appropriate.

The development proposals seek to provide three under 18 playing pitches and a running track. Currently, no other developments are proposed other than the pitches. The open nature of these proposed land uses would conform with the UDP policies and PPG2 –

Green Belts. As such, the principle of the development would be acceptable.

Design – There is a need to submit further details through reserved matters applications relating to the design and external appearance of any proposed materials involved with the development of the running track.

Access – The Masterplan submitted with the ELPM site indicates that the access to the playing pitches would be achieved through a connection to the riverside walkway at the south-easterly end of the residential development. This walkway would be a significant walkway in design and width to ensure that the path is safe and usable. The GM Police Architectural Liaison Officers have been consulted on the proposals and they have no objections to the proposals but do wish to ensure that any concerns about the security of the area are dealt with at the detailed application stage.

Residential Amenity – The sports pitches would be some 35m to the most southerly property on Tower Street. Sport England guidance considers that a 35m distance be provided from main elevations to sport pitches. As the pitches would conform with this aim, it is considered that there would not be a significant impact from the location of the pitches.

Landscaping and Ecology - The landscaping of the site is a reserved matter. And therefore not under consideration as part of this application.

Ancient Monument – English Heritage have responded to confirm that they consider that the development would not have any significant impact upon the Radcliffe Tower Ancient Monument. As such the proposals would comply with UDP Policy EN3/3 - Ancient Monuments.

Sports Facilities - The Council had embarked upon the need to provide a 3 site Masterplan encompassing the ELPM site, Radcliffe High School and Coney Green site. The planning application is thus preceded by an extensive consultation exercise by Bury MBC and its appointed urban designers URBED in respect of the sites' future development over several years demonstrating that they are integral to the Council's regeneration strategy for Radcliffe. This strategy involved extensive public consultation prior to its adoption by the Council as a material planning consideration. In response to this, the adopted Three sites Masterplan is a material planning consideration and must also be read in conjunction with the other planning applications submitted centring upon the ELPM site.

The ELPM planning application contains a planning overview statement, which takes into consideration the redevelopment of all the sites including this one linked to the ELPM site. Key issues with this site rest upon the previous tipping of the site and cross contamination, finished levels of the site, usage as flood storage and impact upon the Green Belt.

This planning application also contains a sport pitch audit, which looks at the provision of existing recreation/play facilities across all 5 planning application sites to ensure that any loss of playing pitches are replaced to an equal or better quality and quantity.

On the basis of the submitted proposals, Three Site Masterplan and full consideration of PPG17 - Planning for Open Space, Sport and Recreation, recognises the important contribution that sport and recreation facilities make to the liveability of towns. Additionally, in recognition of the pressures that many urban playing fields have come under in recent years, it is for this reason that the applications have been submitted together to provide a comprehensive approach is adopted to ensure that the presumption against the loss of playing fields is adequately considered and re-provided for.

Sport England has been a key consultee on the applications connected with the ELPM and associated sites. Initial indications are that the developments and proposals read together would ensure that there would not be an overall loss of sports facilities.

The application has been submitted with a Sports Pitch Audit and pre-application discussions with Sport England have indicated that across all of the applications, the number of sports pitches and public accessibility will be maintained. would under Sport

England criteria ensure that there would be improved facilities.

The management of the facilities would be under the control of Bury MBC. The assessment criterion requires consideration of proposals to provide equal or greater quality and quantity in a suitable location and be subject to better management arrangements. All of the replacement facilities are designed to be highly accessible to the public, including out of hours usage, with changing facilities.

The proposals are indicative at this time. The indicative plan shows 3 grass winter pitches, cricket square and grass athletics track. In isolation, the proposals meet Objective 10 of Sport England's Planning Objectives *'To support the development of new facilities, the enhancement of existing facilities and the provision and/or improvement of access to the natural environment which will secure opportunities to take part in sport and which can be achieved in a way which meets sustainable development'*.

Given that these facilities are being considered as part of a wider development and would offer compensation for the loss of facilities at existing Riverside Campus sites of Coney Green and Radcliffe High School, in accordance with PPG17 paragraph 10 Sport England requests that planning conditions be included to ensure that the sports facility is delivered to a good enough quality to ensure its sustainability. As the applicant has indicated his willingness to adhere to Sport England guidelines (ref: School Playing Field and Sports Pitch Audit dated 2/12/05, p22), Sport England recommend a planning condition to submit at the detailed stage, information concerning the drainage, maintenance and implementation programme of the development. They also request that the pitches meet appropriate standards as set out in their adopted guidance document "Natural Turf for Sport". They also stipulate that where the pitches are required as compensation to other pitches lost elsewhere, the facilities should be provided prior to the loss of other pitches. This would be provided through planning conditions imposed upon the development proposals on Coney Green (45672) and Radcliffe High School (45673).

Land Contamination - The application has been submitted with a Qualitative Risk Assessment (QRA) to determine the contamination risk to receptors. This is not a full land contamination report in itself, but does provide a means of determining the acceptability of the use of the site, for the purpose proposed, by understanding the risks to human health by on-site hydrocarbon contaminants and others identified within a conceptual model put forward by the report.

PPS23 - Planning and Pollution Control considers that the consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to impacts on health, is capable of being a material planning consideration. The presence of contamination in land can present risks to human health and the environment, which adversely affect or restrict the beneficial use of land but development presents an opportunity to deal with these risks successfully. As such, the existing state of the land and its potential upon users is a key matter to the determination of the application. It is on this basis that the QRA has been submitted.

The report uses worst case scenarios and conservative assumptions to provide the most reasonable assumptions to be made in terms of the use of the land and impact upon users and surrounding land.

The report confirms that following analysis of the trial pit samples, there would be no remediation of soil or shallow groundwater compounds necessary to protect future users of the proposed site from air exposure and a suitable cover of uncontaminated subsoil and topsoil be placed above the existing made ground soil to isolate end users from inorganic contaminants.

Response to Objections -

The access road is intended to provide access for grounds maintenance only and a response to improving the setting the Ancient Monument by re-instating its curtilage.

The pitches are intended to be usable by the public and of course the school itself.

However, the usage of these pitches would be subject to the agreed management arrangements to be agreed through the school. General public users of the pitches would have the ability to use the school car park and would have to walk through to the site as pupils would be intended to do.

**Summary of reasons for Recommendation
by the Borough Planning and Economic Development Officer:**

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;-
The development would provide for replacement sports and recreation facilities of sites at Coney Green and Radcliffe High School and also in connection with a proposed school on the former East Lancashire Paper Mill site. The development would also provide for improved sporting facilities in Radcliffe without undue impact upon visual and residential amenity and also without any undue impact upon the nearby Scheduled Ancient Monument. The development with appropriate conditions would be suitable for the use proposed and would accord with Policies of the Bury Unitary Development Plan and there are no other material considerations that outweigh this finding.

Recommendation: Minded to Approve

Conditions/ Reasons

1. Applications for approval of reserved matters must be made not later than:
 - the expiration of three years beginning with the date of the grant of outline planning permission; and
 - that the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004
2. Before the development is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters; design and external appearance of the site and the landscaping of the site.

Reason. To ensure the satisfactory development of the site and because this application is in outline only.
3. This decision relates to the Encia Risk Assessment received on 9th June 2006 and updated Environmental Technical Appendices and Text received on 9th June 2006 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 policies of the Bury Unitary Development Plan listed below.
4. Prior to the development hereby approved commencing:
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas risks have been identified, a detailed site investigation and suitable risk assessment shall be carried out, submitted to and approved in writing by the Local Planning Authority;

- Where remediation is required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Policy EN7 – Pollution Control of the Bury Unitary Development Plan and Planning Policy Statement 23 - Planning and Pollution Control.

5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved remediation strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the conclusions and actions taken at each stage of the works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority within agreed timescales.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Policy EN7 – Pollution Control of the Bury Unitary Development Plan and Planning Policy Statement 23 - Planning and Pollution Control.

6. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. 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 and approved in writing by the Local Planning Authority prior to works commencing on site, and;

The approved contamination testing shall then be carried out and validity evidence (laboratory certificates etc) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

7. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:

- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;

A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

8. A detailed drainage and maintenance scheme, to include an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Playing field construction will take place in accordance with the approved scheme, the playing field/s and pitch/es shall be constructed and laid out in accordance with the standards and methodologies set out in the guidance note “Natural Turf for Sport”* (Sport

England, March 2000)

Reason: To ensure the quality of pitches, that community benefit is satisfactory, and to pursuant to UDP Policy RT1/1 - Protection of Recreation Provision in the Urban Area.

For further information on the application please contact **Dave Marno** on **0161 253 5291**

Ward: Radcliffe - East

Item 02

Applicant: P & F Properties Ltd & Bury MBC

Location: EAST LANCS PAPER MILL SITE, CHURCH STREET EAST, RADCLIFFE

Proposal: HYBRID OUTLINE APPLICATION FOR MIXED USE DEVELOPMENT COMPRISING CLASS B1, B2, B8, INDUSTRY, RESIDENTIAL DEVELOPMENT, WATER FEATURE, OPEN SPACE AND FULL APPLICATION FOR SECONDARY SCHOOL AND HIGHWAY INFRASTRUCTURE.

Application Ref: 45598/Outline Planning
Permission

Target Date: 21/04/2006

Recommendation: Minded to Approve

This application is one of a group of 5 planning applications which are connected to the re-development of East Lancashire Paper Mill (ELPM), Land on Tower Farm (45597), Radcliffe High School (45673), Coney Green (45672) and Land at Outwood Road (46182).

It is recommended that the application be Minded to Approve subject referral to the Secretary of State due to the Departure from the Development Plan and also the completion of a s.106 agreement. The heads of terms can be found at the foot of this report.

Description

The application relates to the former East Lancashire Paper Mill Site (ELPM), located to the easterly side of the Metrolink line and Radcliffe Town centre.

The site itself is an extensive brownfield site occupying some 17.5 hectares and is currently a vacant cleared site.

The site was formerly occupied by a large paper manufacturing factory, which has since been demolished and a number of lodges. All but one lodge has been drained. There was also a combined heat and power plant on the site, again which has since been demolished.

The application has been submitted with an accompanying Environmental Impact Assessment (EIA) and planning permission is sought, both in full and outline for a mixed use development comprising 520 new dwellings, a secondary school for 900 pupils, water feature, riverside walkway and commercial development under Use Classes B1 (Business), B2 (Industry) and B8 (Storage and Distribution).

The application is a 'hybrid' proposal, which seeks full planning permission only for the school and its immediate curtilage in addition to three new highways to provide access to the school (Cock Clod Street, Church Street East and part of Croft Lane) and the riverside walkway. The remainder of the application is seeking outline planning permission for the principle of housing, remaining highways, commercial development and water feature and other landscaping areas. All other details would be subject to future reserved matters applications.

Relevant Planning History

There have been numerous planning applications in connection with the development of the site, principally concerning works to the former mill. A full précis of the planning applications history can be seen on the working file. No applications of direct relevance to the site's redevelopment have been submitted in the past.

Publicity

In accordance with the EIA regulations, the scheme has been publicised by press notices on 3rd February 2006, site notices erected on 8 February 2006 and residents have been notified directly by letter on 15th February and 12 March 2006. Altogether, some 900 residents have been notified by letter of the application and a full address list can be seen on the file.

A further round of consultation has taken place under Regulation 19 of the EIA regulations 1999 through press notices on 15th and 16th June 2006 giving a further 21 days to respond. The consultation period ended on 9th July 2006. Statutory consultees have been re-notified and as required under the EIA regulations, 14 days is allowed for comments.

As a result of this publicity, to date 9 letters have been received, with four objecting to the proposals. The objections from 13 Brook Street, 15 Howard Street, 4 Tower Street and 16 Bury Street comment:

- The resident of Brook Street wishes their street to remain closed to through traffic as they consider that the use of the school would disrupt access to their property and also impact upon other residents of Brook Street similarly.
- Brook Street is not physically wide enough to accommodate drop-offs/pick ups and would cause congestion to this area.
- They object to the opening up of Howard Street on to Cross Lane as children play in this street.
- They object to the potential development of the proposed green area/play area within the proposals.
- Additional traffic in the Howard Street area would impact upon residential properties.
- The access to the industrial/commercial uses is appropriate.
- There are objections to the siting of the industrial units to the resident of Bury Street and the industry should be sited elsewhere.
- The industrial units would cause disamenity to residents.
- Church Street East should be permanently blocked otherwise there would be a serious impact upon residents of Sandford Street from traffic.

Other comments support the redevelopment proposals and the development of the school and new housing.

Consultations

Environment Agency (EA) - There were anomalies between the submitted plans and the flood risk assessment. Some of the details on the plans indicated lower floor levels than the required levels to mitigate flooding, whilst others are above. The anomalies have been resolved and the EA no longer object on this issue.

The EA also raise concerns about the detailing for the delineation of the Riverside walkway to the south of the school. The Environment Agency maintain an objection to the boundary fencing of the school to the riverside walkway.

The EA suggest conditions to submit details for the proposed water features and the treatment of Giant Hogweed and Japanese Knotweed within the site.

G M Police - The Police offer comments over the design of the site at the time when reserved matters are submitted. They do have concerns over the arrangement for courtyard parking and wish to discuss this further. Otherwise they encourage the developer to seek Secured By Design accreditation. In terms of the school, the Police are concerned about the piazza arrangement and there could be potential problems for the school due to its design if the fencing is breached.

National Grid - No response to date.

United Utilities - No objection in principle to the scheme. Further discussions may need to

take place between United Utilities and the developer to ensure that their assets are not affected.

Serco Metrolink - No response to date.

G M Fire Authority - No objections.

GMPTE - No objections in principle. The site is well located in relation to public transport including the Metrolink and bus services. They also suggest that consideration of the pedestrian area should ensure that they are safe in design terms so as to not discourage people from walking within the site. They also consider that the bus stops used for the existing schools should be relocated so as to relate to the proposed new school. Any further advice concerning the need to develop further the school travel plan should be directed to the GMPTE's Education Liaison Officer.

Greater Manchester Ecology Unit - Concerns were raised about the limited levels of wildlife mitigation offered by the proposals and the ways in which the riverside walkway would be landscaped.

English Nature - No objections.

Health & Safety Executive - The HSE have no interest in the site following the removal of the power station under the COMAH regulations. Otherwise, they have no further comments to make.

Bury PCT - No response received.

English Heritage - No objections and they consider that the scheme would not have an adverse impact upon the nearby Radcliffe Tower, which is a Scheduled Ancient Monument. They request a planning condition and legal agreement to ensure appropriate archaeological recording of the site and its historical evolution through the sites industrial past.

Sport England - No objections in principle. They appreciate that all of the five applications will result in adequate qualitative and quantitative replacement facilities for those lost by the redevelopment of the existing facilities. As such there is support for the proposals. Conditions should be attached to any planning approval for replacement facilities to be provided prior to their loss on this site. This would include the cricket and bowling green facility. including the possible use of Grampian conditions requiring the submission and approval of the Outwood proposals to ensure that during any implementation there will be a continuous supply of playing fields or through legal agreement. A condition requiring a Community Use Agreement to be submitted should be attached to any granting of planning permission.

G M Archaeology Unit - No objections and are satisfied with the scope of mitigation and request a condition to provide investigative work and recording.

British Waterways - No response received as yet.

The Countryside Agency - No wish to comment.

Government Office North West - The five applications will be subject to referral when the Council's intended decision is reached.

Gtr Manchester Geology Unit - No comments provided.

CABE - Initially raised a number of comments upon the originally submitted Masterplan. They advocate that some changes be made to the proposed layout to ensure that the site is developed out from the reserved matters stage to a high standard of urban design and

layout. The proposals have been amended to respond to their comments. At the time of writing this report, their comments upon the amended Masterplan had not been received. Should a response be received from CABE prior to the meeting, it shall be reported to Members.

Bury Chamber of Commerce - No response received.

Borough Engineer:

Traffic – Following extensive liaison with Greater Manchester Transport Unit, the four sites (ELPM, Coney Green, Radcliffe High and Tower Farm) have been assessed through a Transport Assessment and Saturn modelling exercise to determine the overall impact of the sites, at a time when all of them would be developed out. The results indicate that the sites can operate successfully. However, some highway works including additional signalling and pedestrian crossings would have to be implemented to ensure that traffic flows properly work. These would need to be dealt with through a s106 agreement including their implementation and timing.

Drainage – No objections.

Environmental Health:

Air Pollution – No adverse comments received.

Contaminated Land – No response received but are in the process of assessing the investigation reports. An update on this matter would be put back to Members in April.

Pollution Control – No adverse comments received.

BADDAC – Have provided comments concerning the levels around the entrance to the school and the split level within the school.

Coal Authority - Have no objections. The area has a history of previous mine workings and it is the responsibility of the developer to take potential hazards into account.

Unitary Development Plan and Policies

CF1/1	Location of New Community Facilities
EC1/1	Land for Business (B1) (B2) (B8)
EC2/1	Employment Generating Areas
EC4/1	Small Businesses
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
SPD3	DC Policy Guidance Note 3: Planning Out Crime
EN1/6	Public Art
SPD4	DC Policy Guidance Note 4: Percent for Art
EN3/3	Ancient Monuments
EN5/1	New Development and Flood Risk
EN7/2	Noise Pollution
EN8/2	Woodland and Tree Planting
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
SPD5	DC Policy Guidance Note 5: Affordable Housing
HT2/2	Improvements to the Strategic Route Network
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
OL5/2	Development in River Valleys
OL7/1	East Lancashire Paper Mill Water Catchment Area
RT2/2	Recreation Provision in New Housing Development

Issues and Analysis

Background - In 2003, Bury MBC commissioned URBED as a lead consultant to prepare a vision for Radcliffe as a Sustainable Urban Neighbourhood, with the 'Reinventing Radcliffe' vision. The strategy focuses on making the town "a good place to live" with attention focusing particularly on increasing the quality of housing around and within walking distance of the town centre and to improve the quality of local facilities, particularly in providing a new secondary school.

The strategy indicated that the redevelopment of the ELPM site for a new secondary school, mix of employment and new residential development would be a key opportunity to respond to the social, economical and environmental difficulties that Radcliffe had endured over a long period of time. Furthermore, the status of the UDP, particularly since its original adoption in 1997, reflected Radcliffe in its past, rather than looking to the needs of the town today.

Coupled with this historical position of the town, the need for a new school has arisen following the declaration of the existing education facilities in Radcliffe as being "poor" and "failing". The Masterplan sought to provide an opportunity to reassess the existing situation in an informed way and to drive possibilities forward to secure many facets of concern for Radcliffe on multiple levels. The Masterplan indicates that the redevelopment of the existing school sites for housing, which would provide further opportunities to secure the future of Radcliffe.

Furthermore, in response to the changing approach to regeneration of towns, Government policy has recognised that sustainable approaches to regeneration, including improved mixes of uses and their disposition to each other would provide opportunities to improve sustainable growth, improve livability, provide more opportunities for indigenous population and engender sustainable economic growth for new businesses. The re-development of the ELPM sites and existing school sites were considered to uphold the objectives of the Government's sustainable approach and in an informed way, would deliver a much needed opportunity for the town.

The Three Sites Masterplan was considered by the BMBC Executive Board on 13 April 2005 and subsequently approved with amendments as a material planning consideration when assessing future planning applications and in the formulation of future planning policy.

Referral - The site is allocated under UDP Policy EC2/1/12 as Radcliffe East Employment Generating Area. Given the nature of the proposals comprising recreation, housing and school and as the scheme involves the development of the site for more than 150 dwellings, it is required to refer the application to the Secretary of State under the referral Directions before the Local Planning Authority can finally issue a decision on the proposals.

Principle - The site is allocated under UDP Policy EC2/1/12 as Radcliffe East Employment Generating Area. In response to this, the Council had embarked upon the need to provide a 3 site Masterplan encompassing the ELPM site, Radcliffe High School and Coney Green site. The planning application is thus preceded by an extensive consultation exercise by Bury MBC and its appointed urban designers URBED in respect of the five sites' future development over several years demonstrating that they are integral to the Council's regeneration strategy for Radcliffe. This strategy involved extensive public consultation prior to its adoption by the Council as a material planning consideration.

To this end, the application for mixed uses would be a departure proposal from the adopted UDP policy and would be subject to referral described above. However, the Three Sites Masterplan is an important material planning consideration, representing positive steps taken by the Local Planning Authority to enable an up to date approach to be adopted for the redevelopment of the site.

The application is accompanied with an Environmental Statement (ES), due to the complexity of issues and scale of the development. Government Office North West have been consulted on the applications as required under the EIA Regulations. Adopted local, regional and National policies are fully assessed within the ES and it also draws upon the importance of the adopted Three Sites Masterplan and its clear intentions, formulated by the Local Planning Authority, in taking the town forward in today's world. The proposals include a Masterplan, showing the possible way in which the whole of the site can be developed out. Whilst the plan is submitted for information only, the plan provides credence to the ES in indicating the parameters of the ES's scope for assessment.

Planning Policy Guidance Note 3 (PPG3) provides the Government's statement on housing. The PPG advocates a plan, monitor, manage approach to housing when it is apparent that there is an oversupply of housing within a local planning authority's area. The document also seeks to ensure high standards of design and liveability are achieved within new residential schemes, that they are sustainable and provide for the needs of the community. The response to the levels of housing supply in the Borough has resulted in the drafting and now adoption of Development Control Policy Guidance Note 7 - Managing the Supply of Housing Land In Bury. This document seeks to limit and re-direct new housing proposals where regeneration is needed the most and would not compromise the aims and objectives of the RSS to regenerate regional areas of deprivation.

The Regional Planning Guidance Note 13 - North West (now Regional Spatial Strategy (RSS)) mirrors the guidance contained within PPG3. It goes on to confirm that under Policy UR2, the RSS seeks to achieve an inclusive social infrastructure by providing community uses that optimise their contribution to the immediate locality including schools, other education training, sports and leisure facilities and greenspace.

Policy UR1, Urban Renaissance within the RSS highlights the importance of reviving local economies, communities and tackling low demand for housing and poor physical conditions. It discusses the importance of re-use of derelict land and buildings, the balances distribution of good quality dwellings including affordable housing, access to employment community facilities, improved open space all of which will contribute to the regeneration of urban areas. Long terms approaches are further advocated with the use of complimentary improvements to community safety, educational standards and healthcare, with integration to public transport, walking, cycling and the promotion of social inclusion within development opportunities.

Policy UR3 - Promoting Social Inclusion through Urban Accessibility and Mobility. This policy emphasises the need to focus on regeneration for where there may be lack of employment and education opportunities, upgrading public transport networks and the creation of cycle networks amongst others.

Policy UR4 seeks to ensure that targets are set for the recycling of land and buildings. Vacant areas should be swiftly identified and LPA's should be encouraged to make best use of such sites in sustainable locations.

Policy UR5 - Existing Commitments in Development Plans, as well as requiring LPA's to plan, monitor and manage housing supply, the policy goes on to state that mixed-use development including partial re-use of larger sites for housing should be considered.

UDP Policy H1/2 - Further Housing confirms that the Council shall seek to direct new housing towards the urban area, avoid the release of peripheral open land, the suitability of the use of the land use with regard to amenity, local environment and surrounding land uses.

UDP Policy RT1/1 - Protection of Recreation Provision in the Urban Area considers that development would not be permitted which would result in the loss of outdoor public or

private recreational facilities including a number of types of facilities except where the facilities would be retained or enhanced, where equivalent alternative provision is made or where it can be demonstrated that there is an excess provision of open space in the area.

The site lies within the Radcliffe Regeneration Area, as specifically identified within Development Control Policy Guidance Note 7 - Managing the Supply of Housing Land In Bury. This policy seeks to redirect any proposals for new housing to particular areas, including amongst others, the town centre of Radcliffe.

The policy document has been written by the Council as a response to initiatives contained within PPG3 - Housing and the Regional Spatial Strategy for the North West, where new housing should be located in sustainable locations, in areas of need and where the provision of new housing would not prejudice the aims and objectives of the regeneration of regional centres. The document has yet to be fully included within the revised Local Development Scheme, which would replace the UDP. The document has been through various publicity exercises and is now an adopted Development Control Policy Guidance Note. As such, it is a significant planning material consideration and has been supported numerous times through recent planning appeal decisions reflecting its important status.

The site proposals offer a mixed use development maintaining a significant level of employment, in recognition of the previous extent of employment on the land, together with housing, recreational provision and school. Given the process of the local planning authority in terms of the Masterplan commission and adoption, which is an up to date material planning consideration, the redevelopment of an extensive brownfield site, the processes undertaken by the planning application and supporting documentation the proposals would be in conformity with the uses advocated under the masterplan and also the policies identified from the RSS above.

Other interrelated proposals, specifically the proposals for Outwood (ref:46182) seeks to re-provide for the loss recreation facilities currently on the ELPM site by relocating the cricket pitch, pavillion and bowling green. This is a clear objective to ensure compliance with UDP Policy RT1/1 and through the implementation of a s106 agreement, for the timing for the replacement of these facilities and that they can be controlled to ensure that there would be no loss of the facilities to development during implementation.

The redevelopment of the site for the uses advocated within the proposals would be a major regenerative step for Radcliffe. The proposals reflect mixed uses, in a sustainable location and would be close to various transport nodes. In terms of the employment uses and education facility, the proposals would be within an existing community to ensure ease of access and greatest relevance and benefit. The site is a substantial brownfield site within a dense urban area, which given the location would not be suitable in its entirety as an employment site, and presents a major regeneration of a large derelict site. In view of this, the proposals would be in conformity with the policies of the RSS for the North West, PPG3 - Housing and UDP Policy H1/2 - Further Housing Development. As such, in terms of land use the proposals are considered to be acceptable in principle.

Need for the School

The need for a proposed development of this site is demonstrable and as such is a significant material planning consideration.

Although standards are improving following the merge of Coney Green and Radcliffe High School to form Riverside School, the two existing schools were ranked amongst the weakest in the Borough and consequently, their perception from outside the town is poor. Such perception was identified as a significant 'barrier' within the Council's Reinventing Radcliffe Strategy. The LEA has long recognised the need for a new secondary school within the town, which has reflected the local community's view expressed through public consultation. This need is also confirmed following the 2002 OFSTED inspection, which placed Radcliffe High School in the "challenging circumstances category" and the Dept. of Education & Skills (DfES) classifying the school as "failing". Further, both schools have in

recent years been subject to poor standards of accommodation and falling school roles, which is diametrically opposed to increased demands placed upon other schools in the Borough.

The local need for a new secondary school within the catchment area for Radcliffe is both demonstrable and acute. The LEA does not qualify for a package of funding under the 'Building Schools for the Future' initiative, but did secure a bid to the DfES for a Targeted Capital Fund and an award of £5 million made. This funding seeks to provide for for priority building projects but does not provide complete funding, requiring at least 20% of costs to be met locally.

The former ELPM site was chosen as a suitable and viable site for an alternative site following sequential testing of sites within the catchment are capable of accommodating such a development.

The current split situation of schooling provided in Radcliffe is assessed by the supporting planning statements. The deficiencies are demonstrable in qualitative, social and community levels. There is a clear lack of being able to achieve good attainment levels and delivery of education when the school sites are split, which a single site would enable. There would be greater flexibility to deliver specialisms in education further enhanced by the development of enhanced recreational facilities. Socially, the facilities that would be delivered from such a new facility not only through improved provision and attainment of education, but also vocational specialisms, connectivities into the surrounding locality through ICT, community library, chreche facility, adult learning all of which are highlighted by the Government's Building For Schools Initiative.

Modern school facilities would therefore not only motivate and influence staff and pupils teaching and learning leading to higher standards of achievement, but also a wider social effect presenting a positive image of change, investment and contribution to the economy.

The relocation of the existing two schools to a single site is a central tenet to make Radcliffe a good place to live. Additional population and enhanced levels of attainment are essential to the regeneration of Radcliffe. The release of the two existing school sites would provide further opportunities for the recycling of part previously developed land within a sustainable urban location in a sustainable way.

Employment Need

In response to the fact that the site is currently allocated under UDP Policy EC2/1/12, the former ELPM site was substantially covered in water lodges with a limited area of employment buildings occupying the site. In recent years, Radcliffe has suffered from a decline in the closure of its traditional industries resulting in large areas of land being left in various states of dereliction.

BMBC has commissioned employment studies to inform both the 'Re-inventing Radcliffe' Report and 'Three Sites Masterplan' to determine the levels of current supply and demand for industrial activity in the Borough.

The research has demonstrated that many industrial sites in the town did not meet the needs of modern employers, primarily due to inadequate links to motorways and that there is no reason to require the development of employment uses on such sites as the former ELPM site intensively. Furthermore, protection has been afforded to four key Strategic Employment Sites within the Borough together with a number of Employment Developable Areas. The former ELPM site is not one of them. The inclusion of alternative uses are therefore advocated under the two Radcliffe strategies and employment studies carried out by the Council doemonstrate that there is demand for small industrial premises between 275sqm and 1,500sqm. The scheme as submitted does indicate that there is provision available to accommodate industrial development of some 7,500sqm, which would reflect the aims of the two Radcliffe strategies.

Sports Pitch Audit

The interrelationship of the five applications and the need to ensure that the developments comply with PPG17 - Planning for Open Space, Sport and Recreation, Sport England's Planning Policy Statement - A Sporting Future for the Playing Fields of England and UDP Policies RT1/1 – Protection of Recreation Provision in the Urban Area, RT1/2 – Improvement of Recreational Facilities, RT2/3 – Educational Recreation Facilities and CF1/1 – Location of New Community Facilities a Sports Pitch Audit has been submitted and further updated under Regulation 19 of the EIA Regulations. The audit provides details of the existing sport pitch provision and other facilities at the two existing school sites, other facilities within the ELPM site and goes on to assess the proposed replacement facilities across the five applications.

Sport England identifies in their Planning Policy Statement, five circumstances where development of playing fields might be acceptable. From discussions with Sport England, it is agreed that the proposals should be assessed against circumstances E4 and E5.

E4 states that replacement playing fields should be of an equivalent or better quality and or equivalent or greater quantity, in a suitable location and subject to an equivalent or better management arrangement, prior to the commencement of development.

E5 states that where the proposed development is for an indoor or outdoor sports facility, the provision of which would be sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or fields.

Across the five applications, the proposals represent an overall increase in provision of sports and playing field pitches. Qualitatively, both existing playing fields on Radcliffe Hgh and Coney Green offer limited usage due to substantial problems of drainage. In real terms, not all of the areas on both these sites are usable. The development proposals would re-provide usable pitches with proper drainage facilities. This can be ensured through the imposition of planning conditions.

It is noted that the internal hall facilities would be less than currently exist. However, as the proposals do provide for alternate and increased provision the shortfall for internal play space has been highlighted to Sport England. They are in agreement that the alternatives proposed across the five applications are accessible, would be usable and with proper management, would comply with the stance of their planning policy.

The additional Regulation 19 documents provide full account of additional facilities at Outwood. These will be discussed in 45582. However, the public facilities would remain as the existing situation and informal community use will be available at all times.

Cricket and bowling would be re-provided for under the Outwood proposals, and details of this proposal can be found in 45582.

Overall, the proposals of the ELPM both qualitatively and quantitatively would result in an improved situation in terms of the policies affecting outdoor and indoor sports provision and is reflected in Sport England's positive view of the proposals.

Riverside walkway

UDP Policies EN10/2 - Riverside and Canalside Improvement in Urban Areas and OL5/3 - Riverside and Canalside Development in Urban Areas - seek to ensure that open land/access corridors alongside water frontages is appropriately incorporated into new proposals. This aspect of the proposals is subject to full planning permission. The proposals include the lowering of the river wall, in response to Environment Agency considerations to prevent surcharges beyond the site in terms of flooding. The walkway itself would be bounded to the river on the southerly side and by the school perimeter fencing on the other. The dimensions of the walkway would vary but would be approximately 3m wide and would be landscaped. The dimensions of the walkway would be such that the path would

incorporate a cycle route running from the Radcliffe Ee's site to the extant bridge over the River Irwell between the ELPM site and Pioneer Mills. The design of the walkway would ensure that vistas are maintained across it to ensure that the pathway would be safe for users. It is considered that the proposals would comply with the Policies of the UDP.

School, Design and Accessibility - The development proposals are seeking full planning permission for the development of the school, which would be intended to be the first element to be constructed on the site. This part of the development would be the most significant building within the site and would be a community focus for the site and general locality. Ideally, the school should be sited to align with Church Street East in order to define and enclose the central triangular area of public space. However, the school is aligned at an angle to Church Street East, which can be perceived to weaken its role in defining the public space. A case has been made for the siting of the school including the pupils' entrance location, relationship of the staff/visitor car parking and the siting of the all weather sports pitches, all of which limit the ability of the school to address every point of urban design. Therefore as a foil, structural planting along the Church Street East boundary has been indicated, with housing located on the northerly side of Church Street East, which assists to define the public street and still promote good urban design. Planning conditions can ensure that appropriate trees, species and locations are identified to achieve this purpose.

The school is seeking to meet a 'very good rating' in terms of BREEAM assessment criteria and has also built in design quality indicators promoted by CABE. The school design has evolved over a number of different options, seeking to meet the needs for the best methods for the delivery of education and in design terms to be varied and yet cohesive.

The school would have a principle entrance from Church Street East for visitors and staff, with a large pupils entrance from the Rectory Lane end of the site. The car parking would be accessed off Church Street East at the site's northeasterly end with sufficient parking to accommodate staff, visitors and also disabled users. The pupils entrance is designed to be a large open space accessed from a piazza, which would be predominantly accessed by pedestrian routes from the westerly side of the site, the Metrolink and bus routes. The planning application also seeks full planning permission for the loop road into the site from Cock Clod Street, and Croft Lane, which provides multiple entrances into the whole site, but are designed to accommodate the needs of the school.

The layout of the school would be to provide a single internal street under a glazed walkway with a number of 'year pods' running off the central spine. Externally, the central spine would be marked by a protruding 'fin wall' which would extend beyond the roofline, linking each element of the school together in a visual and physical way.

To the easterly end of the school would be a sports hall, with its own entrance for out of hours usage. To the south east of the school would be a number of outdoor sports pitches. The sports pitches for the school would be supplemented by a separate outdoor facility further to the east located on Tower Farm. This development has been submitted separately from the ELPM site and is still under assessment. This separate area is required to ensure that the overall levels of external space, when added to the internal sports areas demonstrate that there would be no net loss of facilities, when compared to the two existing school sites.

The school's design brief includes the need to cater for out of hours activities including recreational sporting facilities, library and adult learning. To facilitate this, the school has been designed to permit the remainder of the school to be 'locked off' and to permit secure access to the 'public' uses within the school.

Accessibility of the school from disabled users has been resolved to provide suitable disabled access into the school and within the school itself, whilst accommodating appropriate ground levels to accommodate for 100 year flood levels. As such, it is considered that the proposals would comply with UDP Policy HT5/1 – Access for Those with Special Needs.

Housing Release and Residential Development - All elements of the residential scheme are in outline only. Exercises have been carried out to determine whether the density of the development is appropriate in terms of siting, heights and car parking capacity to accommodate the 520 dwellings proposed. The ES also has scoped only up to this limit to determine the environmental effects of this scale of development. The proposals have thus included a Masterplan, which has been assessed by the Council and with external consultants and agreement has been reached to demonstrate that the site could accommodate the levels of housing indicated.

The ELPM site and accompanying applications for Coney Green and Radcliffe High School for residential development are all interrelated in terms of the plan, monitor, manage approach advocated with PPG3 - Housing and also the interrelationships of housing allocations for Bury and surrounding districts, advocated under the RSS.

In response to the guidance of PPG3 and the RSS for the North West, the control of housing release is critical particularly as these sites are based upon housing regeneration predominantly. The ELPM site is located within the heart of Radcliffe and has remained a derelict site for many years, with no prospect of new single employment generating users.

The DCPGN7 was adopted to ensure that new housing would only be supported where proposals are within specified regeneration areas for example. This guidance note has resulted in many refusals of planning permission, which has carried through to dismissed appeals outside such areas. Therefore in addition to assisting to regenerate the regional cores, with the restrictions contained within the policy, it will also direct new housing developments towards the Borough's Regeneration Areas in line with PPG3, the RSS and GONW aims and objectives. All three proposed housing sites are located within the designated regeneration areas.

The accompanying s106 agreement with the applications seeks to control the release of housing across the site.

Other factors concerning the provision for new housing on the existing school sites centre upon the sale of the school sites to finance the development of the new school. Failure to dispose of one of the existing school sites would result in insufficient funds to finance the new secondary school. The existing contribution from the Government's Targeted Capital Fund (TCF) rests at £5 million. The latest estimated cost of the new school is approximately £17 million. As such a deficit of £12 million exists. It is a TCF requirement that any shortfall in funding must be provided locally. Hence there is an extricable link for new housing to fund the new school.

Housing Layout/Design

This aspect is not subject to full planning, but is in outline only. Nevertheless, to ensure robustness by setting parameters for the Environmental Statement and to ensure guided and meaningful consideration of the siting, layout and design of any future reserved matters applications, a full design statement and Masterplans have been submitted with the proposals, and further updated under Regulation 19 of the EIA Regulations, following discussions with CABE and the Local Planning Authority.

The proposed scheme layout follows the principle of a network of connected streets set out in the adopted Radcliffe 3 Sites Masterplan for the ELPM site. The development should therefore be able to provide high levels of permeability and connectivity with the surrounding areas.

Key Issues are:

Hierarchy of streets: The proposals clearly intend to develop a clear hierarchy of streets with feeder roads and predominantly home zones elsewhere. Indicative plans show how these could be developed out and the actual details would be secured at any future at reserved matters stage.

Pedestrian access: Opportunities for maximizing pedestrian permeability should generally be achieved throughout the scheme due to proposed street network set out in the Proposed Masterplan.

Car access: Access by car would be more restricted in order to address highway and police concerns about rat-running. This could potentially reduce the overall connectivity of the scheme with the surrounding street network. To overcome this problem the applicant proposes that the eastern and western ends of Church Street East and the junction of Cheetham Street with Cross Lane are to be treated as pedestrianised (with cycle access) sections of street in order to maintain the overall integrity of the street network. However, how this would be achieved is not indicated on the Proposed Masterplan. This is a detail design matter which would need to be carefully considered through Reserved Matters Applications to ensure that they form effective gateways into the scheme that retain a street like character.

Access to public transport: The development has good access to public transport. All areas of the site are within 400m of bus stops on Cross Lane and there is good pedestrian access to the Metrolink Station via Rectory Lane.

Urban Form and Definition of Space: The proposed scheme layout generally follows the principle of a perimeter block layout established by the adopted Radcliffe 3 Sites Masterplan, and the overall urban grain established by the block sizes is also broadly in line with the principles established by the adopted Radcliffe 3 Masterplan. Block 'G' indicated on the Proposed Masterplan in relation to the overall urban grain of the development is a little large; there needs careful consideration concerning how successfully the major public open space containing the water feature will be defined and enclosed by the surrounding residential blocks and the relationships of height and massing of these blocks (M, O & P indicated at 4/5 storeys) opposite 2 storey detached houses (Block 'N') but are separated by a substantial water feature. It is important to note that this and any other issues should be considered as 'work in progress' as reserved matters applications may well result in changes and different relationships between properties.

The adoption of a perimeter block layout should enable a clear definition to be achieved between public and private spaces. Clear building lines that can in general define and enclose the streets and public space that make up the public realm within the scheme. In addition the use of a perimeter block layout should ensure that most of the accommodation will face outwards onto the surrounding streets with benefits for natural surveillance.

The size, scale, massing and final configuration of perimeter blocks will therefore need to be carefully considered through Reserved Matters Applications in order to achieve a consistent approach to urban form and definition of space.

Design Quality/Identity: Residential - The architectural style of the residential elements of the development have not been established through the Outline Planning Application. Potentially either a traditional or contemporary approach to architectural treatment could be appropriate for the residential development provided a rigorous and consistent approach to design is adopted. However, the most significant and visually prominent element of the development is the proposed Radcliffe Riverside School, which adopts a very contemporary approach to architectural design and use of materials. This would suggest that a contemporary approach to residential design would be most appropriate in order to create a visually integrated and distinctive new neighbourhood on the ELPM site. The design quality of residential development, including height, massing, orientation, architectural style and use of materials should be carefully controlled through Reserved Matters Applications.

Commercial Area - The proposed industrial/business element of the development is located in the north east corner of the site in order to minimize the impact of servicing traffic on the residential areas it would be serviced by its own distinct and separate entrance off Bury . The proposals include landscape buffers to provide a screen to existing residential

properties on Bury Street and proposed residential properties backing onto the industrial/business units. Details to demonstrate the effectiveness of these landscape buffers should be included in Reserved Matters Applications.

Topography & site levels - The development site is a significant area of 17.5 hectares with a maximum level difference of approximately 4.5m across the site. The indicated development contours forming part of the Further Environmental Information (June 2006) Technical Appendices would suggest that the majority of the proposed street layout should achieve gradients of 1:60 or better and that localised areas streets should have gradients of 1:30 or better. The development site therefore has the potential provide a street layout that is highly accessible for people with a wide range of mobility impairments. Reserved Matters Applications should therefore be accompanied by detailed sections and cross sections through the proposed streets and public spaces in order to confirm that the public realm is accessible to all.

The Local Planning Authority have made clear indications that close working relationships with CABI will continue to ensure that the development of this site not only meets with their aspirations but also for Radcliffe.

Lifetime Homes - It is a requirement of the adopted Radcliffe 3 Sites Masterplan that there should be an agreed provision of Lifetime Homes within the development. The Design Statement indicates an intention achieve Lifetime Homes standards throughout the scheme and demonstrates a clear understanding of design standards required to achieve Lifetime Homes. The exact level of Lifetime Homes provision achievable throughout the scheme will need to be established and given the outline nature of the residential element, a planning condition should be imposed upon any planning permission requiring such provision to be made at the reserved matters stage and secured through a s106 agreement.

Transport - UDP Policy H1/2 - Further Housing Development and H2/2 - The Layout of New Residential Development seeks amongst other matters, to ensure that developments have suitable access into proposed development sites.

The scale of the development on this site, together with the two existing school sites, would potential have significant ramifications for transport and travel within Radcliffe. As such, the ELPM site and other school sites have been submitted with Transport Assessments (TA). Due to the potential impact of the sites coming on line together, the Borough Engineer has consulted the Greater Manchester Transport Unit (GMTU) to run the proposals through computer Saturn Modelling. The TA's indicate proposed road and junction works at the sites connection to Cross Lane and Rectory Lane. A full response has been received from the unit and indicates that the proposals in terms of traffic are acceptable, not only in the vicinity of the site but across Radcliffe Town Centre.

Land Contamination - The application has been submitted with a comprehensive land contamination report including remediation and mitigation measures. The report is considered to be satisfactory indications are that the site would be readily able to support the development proposed with appropriate methods of remediation and mitigation. This also includes the potential need to protect the site from cross contamination from outside the site. Given the above, planning conditions should be imposed to ensure appropriate remediation of the site.

River and Flooding Considerations – The site lies within the 100 year flood zone of the River Irwell. The site levels indicated for the school will achieve the 600mm freeboard levels of the risk potential to accommodate the possibility of flooding. The site to the east to be used for the outdoor playing pitches has been design to act as a potential flood storage area following advice from the Environment Agency. Following consultation with the Environment Agency, their response is supportive and that levels indicated do provide against the potential of flooding of the site, with adequate flood compensation/storage areas.

Ecology – The site and development proposals include many mitigating features within the

Environmental Statement to deal with ecology. The site itself currently offers little in terms of ecological value, particularly since the lodges were drained under licence from the Environment Agency. The development would incorporate commuted sums to improve existing ecological features in the vicinity of the development sites including the canal adjoining Coney Green, Radcliffe High School and Scotson Fold Farm. Withins Reservoir to the north of the site provides a feed into the proposed water feature and would remain open to permit continued flows into the River Irwell. The need to maintain a free flow would form part of the legal agreement affecting the site. These matters will form part of any required legal agreement for the development of the site.

There is still some concerns over the school boundary and the riverside walkway in particular the height and position of the fencing. Essentially, the introduction of a weldmesh fence, the EA believe, would be a negative introduction to the River Valley. They do suggest broad dense planting should form the boundary and a repositioning of the fence. The boundary without a fence would not be supported from the Police's point of view as the school would become a target for crime. However a planning condition can be imposed to finalise the position of the fence to address concerns.

Visual Effects - Field studies have been undertaken to assess the current baseline conditions of the site within the Environmental Statement and a full photographic survey has been undertaken. The effects both during and after the construction of the site have been considered using accepted methodologies such as 'Guidance for Landscape and Visual Assessment'. There is little vegetation within the site, with the majority of vegetation to be found to the south and east of the site. Most of the site is now covered by building rubble following the demolition of the factory. A public right of way crosses the site and land is also accessible via a footbridge over the river to the south of the site. The site sits adjoining the river and is bounded to the north and west predominantly by housing. Given these varying characteristics, the nature, density and layout of the proposals changes to enable the site to fit into the varying surrounding context.

The entire site is only visible from a very limited number of locations, principally, from a higher level on Radcliffe New Road. Elsewhere, only limited aspects of the development can be seen either due to the existing tree planting, existing buildings or as there are only limited private views by the public. The ES provides commentary upon scenarios of no development, development solely for employment purpose or mixed use development.

In the first case, should no development take place, the site would remain undeveloped with areas of Japanese Knotweed able to continue to colonise.

In the second scenario, the nature of development for employment uses would likely result in more economic or rudimentary design coming forward. Coupled with this would be extensive areas of parking and servicing and other industrial paraphernalia, which given the scale of the site would have a potentially a significant impact upon visual amenity.

The third scenario permits for a greater degree of articulation, design and better opportunities to sit in context with the surrounding uses. There would be greater scope for the introduction of planting, landscaping features and varying uses.

Essentially, whilst any development of the site would undoubtable have a profound impact upon the visual characteristics of the site long term, the proposals offer the largest benefits and opportunities to improve the site and its articulation into the surrounding context. The site would include areas of planting, landscaping and improved views from both public areas and also from private aspects over the site. As such, the development's positive impact upon the visual amenities of the site are welcomed.

Archaeology - The Environmental Statement incorporates archaeological information relating to the site. A number of features are identified that would require further investigation such as Calico Print Works, Cotton Spinning Mill and Cross Mill. The study provides for a scope of mitigation such as pre-site development investigation and a

condition is suggested by the Archaeological Unit to deal with this.

Conclusion - The proposals within the site would represent a significant regenerative step for Radcliffe, which has seen significant decline in recent years. The proposals would improve opportunities on social, environmental and economic grounds and with appropriate controls through planning conditions and also legal agreements, would ensure no overall loss of sport facilities, new employment opportunities and new educational facilities. This site, when read in conjunction with the other four applications would be a comprehensive package of regeneration, conform with the Three Sites Masterplan and also be consistent with local, Regional and National Policy.

Heads of Terms for the Legal Planning Agreement - The nature of the scheme would be such that there would be a need for a legal planning agreement to be made under S 106. The contents of such an agreement, currently identified, would need to include:

- A new link to the Metrolink platform from Festival Gardens; this would involve the creation of a disabled ramped access and pedestrian footpath to the existing footpath network.
- The delivery of transport/highway infrastructure; including the installation of a new traffic controlled junction onto Spring Lane and Puffin crossing from Rectory Lane to Festival Gardens.
- Landscape management; this would cover the long term maintenance of external landscaped areas.
- The monitoring of the likely environmental effects and long term sustainability of the site: it is anticipated that the applicant would appoint consultants to monitor the development and its sustainability against new Government criteria on the implementation of large regeneration schemes.
- Bridge across the River Irwell: essentially ephemeral works would be required to improve the bridge's appearance.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;-

The redevelopment of this site in a comprehensive way discussed through the Three Sites Master Plan and with appropriate controls over the release of new housing within the site would be a major regeneration step for Radcliffe. Further, controls and redevelopment of the site with re-provision at the ELPM site and Land at Outwood would ensure that recreation and playing field facilities would not be lost overall. The development with appropriate controls would comply with the Regional Spatial Strategy for the North West and Policies of the Unitary Development Plan and there are no other material considerations that outweigh this finding.

Recommendation: Minded to Approve

Conditions/ Reasons

1. **All Areas subject to Outline Planning Permission:**
2. Applications for approval of reserved matters must be made not later than:
 - the expiration of three years beginning with the date of the grant of outline planning permission; and
 - that the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

3. Before the development is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters; the siting, design, access and external appearance of the building(s) and the landscaping of the site.
Reason. To ensure the satisfactory development of the site and because this application is in outline only.
4. This decision relates to Environmental Statement reports received on 24th February 2006 as amended by updated appendices received on 9th June 2006; Design Statement received 9th June 2006; updated Transport Assessment dated 26th May 2006 and the development shall not be carried out except in accordance with the reports hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.
5. A comprehensive construction design shall be incorporated into the proposed building to prevent the ingress of landfill gas or ground gas, to be agreed in writing with the Local Planning Authority before work commences, and;
A Site Verification Report detailing the design and installation of the incorporated design features, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority within agreed timescales.
Reason. To alleviate any possible risk associated with the production of landfill gas and ground gas in accordance with the recommendations of the Environment Agency and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
6. No development, building work or demolition shall take place unless and until a program of archaeological works in accordance with a scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved plans.
Reason. To make a record of buildings and features of archaeological interest and to comply with legislative requirements pursuant to policies EN3/1 – Impact of Development on Archaeological Sites, EN3/2 – Development Affecting Archaeological Sites and EN3/3 – Ancient Monuments of the Bury Unitary Development Plan.
7. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. 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 and approved in writing by the Local Planning Authority prior to works commencing on site, and;
The approved contamination testing shall then be carried out and validity evidence (laboratory certificates etc) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site.
Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
8. Following the provisions of Condition 7 of this planning permission, where remediation is required, the approved remediation strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and
A Site Verification Report detailing the conclusions and actions taken at each stage of the works, including substantiating evidence, shall be submitted to and

approved in writing by the Local Planning Authority within agreed timescales.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Policy EN7 – Pollution Control of the Bury Unitary Development Plan and Planning Policy Statement 23 - Planning and Pollution Control.

9. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:

- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;

A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

10. Prior to the development hereby approved commencing:

- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
- Where actual/potential contamination and/or ground gas risks have been identified, a detailed site investigation and suitable risk assessment shall be carried out, submitted to and approved in writing by the Local Planning Authority;
- Where remediation is required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Policy EN7 – Pollution Control of the Bury Unitary Development Plan and Planning Policy Statement 23 - Planning and Pollution Control.

11. No development shall take place until details of long-term plans for landfill and ground gas monitoring have been submitted to and approved in writing by the LPA. The approved details shall include a programme of implementation.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

12. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: To reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

13. Provision for lifetime homes shall be incorporated into the development in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters for 'siting' and 'design'. The development shall be carried out in accordance with the approved scheme.

Reason. To ensure that the development is fully accessible to disabled persons pursuant to Policies HT5/1 – Access for Those with Special Needs of the Bury Unitary Development Plan.

14. Any application for the approval of reserved matters shall include routes to and proposals for cycle parking in accordance with the Greater Manchester Cycle Parking Guidelines 2002.
Reason. To secure satisfactory cycle facilities on the site and in accordance with Unitary Development Policies HT6 - Pedestrians and Cyclists; HT6/1 - Pedestrians and Cycle Movement.
15. The development shall as part of the reserved matters for 'siting' and 'design' make provision for both on site and off site recreation space to the satisfaction of the Local Planning Authority.
Reason - To adequately provide for recreation areas, amenity space and recreation improvements pursuant to UDP Policy RT2/2 – Recreation Provision in New Housing Development.
16. The development as part of the reserved matters for 'siting' and 'design' shall make provision for affordable housing to the satisfaction of the Local Planning Authority.
Reason - To secure equal access to housing within the development and pursuant to UDP Policy H4/1 - Affordable Housing.
17. The development shall make provision for improvements to the canal frontage and associated infrastructure in accordance with agreed measures with the Local Planning Authority.
Reason - To improve public access and usage of the canal and its environment pursuant to UDP Policies EN10/2 - Riverside and Canalside Improvement in Urban Areas and OL5/3 - Riverside and Canalside Development in Urban Areas.
18. As part of the reserved matters for 'siting', a scheme for a parking strategy for the development of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme only shall be implemented.
Reason - To ensure adequate and appropriate levels of car parking are incorporated into the development and pursuant to UDP Policy H2/2 – The Layout of New Residential Development.
19. As part of the reserved matters for 'siting', a strategy for the development phasing and release of housing shall be submitted to and approved in writing by the Local Planning Authority . The approved details of the strategy only shall be carried out.
Reason - To control the release of new housing within the development site and relative to other housing release requirements of the Regional Spatial Strategy 13 For the North West and SPD7 – Managing the Supply of Housing Land in Bury.
20. The development as part of the reserved matters for siting and design, shall make provision for public art to the satisfaction of the Local Planning Authority.
Reason - To secure equal access to housing within the development and pursuant to UDP Policy EN1/6 - Public Art.
21. The development shall make provision for ecological mitigation as detailed within the Environmental Statement received 20 January 2006 and as updated by the Regulation 19'Further Environmental Information (June 2006)' Report, including a strategy of implementation, which shall be to the written satisfaction of the Local Planning Authority.
Reason - To ensure adequate protection and mitigation is afforded to ecology and ecological species in the application site boundaries pursuant to PPS9 - Biodiversity and Geological Conservation.

22. There shall be that no clearance of vegetation within the bird breeding season (March – July inclusive) as stated within the Appleton Report dated November 2005 and supplementary information received 9 June 2006, unless otherwise agreed in writing with the Local Planning Authority.
Reason - To minimise impact upon birds and other avian protected species and pursuant to PPS9 - Biodiversity and Geological Conservation.
23. The visibility splays indicated within the Singleton Clamp Report dated 26 May 2006 relating to all junctions for Cock Clod Street/Cross Lane; Croft Lane/Cross Lane; Churst Street East/Cock Clod Street; Church Street East/Croft Lane and Rectory Lane, shall be provided to the written satisfaction of the Local Planning Authority before the development is brought into use and shall subsequently be maintained free of obstruction above the height of 0.6m
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.
24. No development shall take place upon the existing cricket and bowling green areas unless and until alternative provision has been made available for use. Such provision shall be to the written satisfaction of the Local Planning Authority.
Reason - To ensure that there would be a continual supply of playing field provision in pursuant to the provisions of PPG17 - Planning for Open Space, Sport and Recreation and UDP Policies RT1/1 – Protection of Recreation Provision in the Urban Area and RT1/2 – Improvement of Recreational Facilities.
25. No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonica Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) and Giant Hogweed is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.
Reason. To ensure that the site is free from Japanese Knotweed in the interest of UDP Policy EN9 - Landscape.
26. Details relating to the construction, maintenance and strategy to maintain water flows to the proposed water feature shall be submitted to and approved in writing by the Local Planning Authority. The approved details and strategy shall be implemented in accordance with the approved details.
Reason - To ensure that the water feature provides a feature of amenity and ecological contribution to the site.
27. Details of a Sustainability Monitoring strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved details of the strategy shall be implemented.
Reason - To ensure the continuing involvement of the sustainability of the site and pursuant to PPS1 - Delivering Sustainable Development.
28. The proposed hours of operation of the industrial units shall be restricted to between the following hours:

Monday to Saturday inclusive - 0700hrs to 2000hrs
Sunday 0900hrs to 1800hrs.
- Reason - To ensure an appropriate relationship between the commercial/industrial areas to residential properties that would abut this area of the development.

29. **Areas subject to Full Planning Permission**

30. No development, building work or demolition shall take place unless and until a program of archaeological works in accordance with a scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved plans.
Reason. To make a record of buildings and features of archaeological interest and to comply with legislative requirements pursuant to policies EN3/1 – Impact of Development on Archaeological Sites, EN3/2 – Development Affecting Archaeological Sites and EN3/3 – Ancient Monuments of the Bury Unitary Development Plan.
31. 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.
32. The car parking indicated on the approved plans [insert plan number(s)] shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the building hereby approved being occupied 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.
33. Notwithstanding the provisions of the approved plans, the siting of the southerly boundary of the school shall be agreed in writing with the Local Planning Authority. The approved details only shall be implemented.
Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/2 - Townscape and Design and EN6/4 – Wildlife Links and Corridors of Bury Unitary Development Plan.
34. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
35. Prior to the commencement of development details relating to the wind turbine shall be submitted to and approved in writing by the Local Planning Authority.
Reason - The application details of this element were not finalised and in the interests of the visual amenities of the area pursuant to UDP Policy EN1/2 – Townscape and Built Design.
36. A landscaping scheme, including hard landscaping materials shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
37. Details of a Green Travel Plan strategy relating to the school shall be submitted to

and approved in writing by the Local Planning Authority. The strategy shall be implemented in accordance with the approved details only.

Reason - To ensure the sustainability of the school and pursuant to PPS1 - Delivering Sustainable Development and PPG13 - Transport.

38. Prior to the development hereby approved commencing:
- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas risks have been identified, a detailed site investigation and suitable risk assessment shall be carried out, submitted to and approved in writing by the Local Planning Authority;
 - Where remediation is required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Policy EN7 – Pollution Control of the Bury Unitary Development Plan and Planning Policy Statement 23 - Planning and Pollution Control.

39. Following the provisions of Condition 37 of this planning permission, where remediation is required, the approved remediation strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the conclusions and actions taken at each stage of the works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority within agreed timescales.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Policy EN7 – Pollution Control of the Bury Unitary Development Plan and Planning Policy Statement 23 - Planning and Pollution Control.

40. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. 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 and approved in writing by the Local Planning Authority prior to works commencing on site, and;

The approved contamination testing shall then be carried out and validatory evidence (laboratory certificates etc) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

41. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:

- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;

A Site Verification Report detailing the conclusions and actions taken at each

stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

42. A comprehensive construction design shall be incorporated into the proposed buildings to prevent the ingress of landfill gas or ground gas, to be agreed in writing with the Local Planning Authority before work commences, and; A Site Verification Report detailing the design and installation of the incorporated design features, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority within agreed timescales.
Reason. To alleviate any possible risk associated with the production of landfill gas and ground gas in accordance with the recommendations of the Environment Agency and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
43. No development shall take place until details of long-term plans for landfill and ground gas monitoring have been submitted to and approved in writing by the LPA. The approved details shall include a programme of implementation.
Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
44. This decision relates to Environmental Statement reports received on 24th February 2006 as amended by updated appendices received on 9th June 2006; Design Statement received 9th June 2006; updated Transport Assessment dated 26th May 2006; and plan Nos 5644 - LO1C; LO2C; LO3B; LO4E; LO5C; LO6; LO8A; PLO1F; PLO2K; PLO3A; PLO4C-PLO5C; PLO6C-PLO7C; PLO9A; PL10A; PL11B; PL12A; PL14A; PL15A; PL16B; PL17A; PL18; PL19A and the development shall not be carried out except in accordance with the reports and plans hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.
45. No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonica Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) and Giant Hogweed is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.
Reason. To ensure that the site is free from Japanese Knotweed in the interest of UDP Policy EN9 - Landscape.
46. No development, building work or demolition shall take place unless and until a program of archaeological works in accordance with a scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved plans.
Reason. To make a record of buildings and features of archaeological interest and to comply with legislative requirements pursuant to policies EN3/1 – Impact of Development on Archaeological Sites, EN3/2 – Development Affecting Archaeological Sites and EN3/3 – Ancient Monuments of the Bury Unitary Development Plan.

For further information on the application please contact **Dave Marno** on **0161 253 5291**

Ward: Radcliffe - East

Item 03

Applicant: Bury MBC Children's Services

Location: CONEY GREEN HIGH SCHOOL SITE, SPRING LANE, RADCLIFFE, M26 2SZ

Proposal: OUTLINE APPLICATION - RESIDENTIAL DEVELOPMENT INCLUDING ASSOCIATED INFRASTRUCTURE & OPEN SPACE

Application Ref: 45672/Reg 3 Council's Own Development **Target Date:** 22/05/2006

Recommendation: Minded to Approve

This application is one of a group of 5 planning applications which are connected to the development of East Lancashire Paper Mill (ELPM), Land on Tower Farm (45597), Radcliffe High School (45673), Coney Green (45672) and Land at Outwood Road (45599).

It is recommended that the application be Minded To Approve subject to referral to the Secretary of State due to the Playing Fields Directive and also under Circular 7/99 - (Development Plans and Consultation) (Departures) Directions 1999.

Description

The Radcliffe Riverside East Campus (formerly known as Coney Green High School) occupies approx 6.5 hectares of land to the immediate north of the Radcliffe Metrolink Station. It was built on land that was formerly railway sidings and the shape of the site is determined by the curving route of railway lines that originally bordered all sides and ran through the site.

At the southern end, the application site fronts onto Spring Lane and Radcliffe Metro link car park and station. To the north is the Manchester, Bolton and Bury canal and open countryside in the Green Belt. It is bounded to the east by the Metrolink line and to the west by a mix of some terraced housing, some modern suburban property and institutional uses such as Bury MBC Housing Office and Whittaker House, a Council run elderly persons home.

The application site - Within the site itself, the school buildings occupy the southern part of the site, closest to Spring Lane. This includes a sports hall which is currently available for public use outside of school hours. The remaining two thirds of the site encompass tarmac playgrounds and playing fields which due to poor drainage are not well used. The majority of the landscaping fronts onto Spring Lane with the main tree cover along the southern boundary and the railway embankment to the east. There are scrub and trees along the disused railway line which forms a buffer between the site and an adjoining SBI. The other site boundaries have sparse tree cover and the site has an open feel with views over to the surrounding farmland to the north and north west.

The site fronts onto Spring Lane which provides pedestrian and vehicular access to the site. There are also pedestrian connections to the residential area to the west of the site linking to Whittaker Street (The Banana Path).

The application is seeking outline planning permission for the principle of residential development including the means of access into the site. The scheme proposals provide an indicative layout of the site, for illustrative purposes only and indicates that circa 250 dwellings could be accommodated within the site including provision of public open space. The principle of the development together with the means of access is under consideration

with the application.

Relevant Planning History

There is no relevant planning history affecting the site of a similar nature to the development proposed.

Publicity

The application has been publicised by press advert on 10th February 2006, site notices erected on 8th February 2006 and by direct letters to 149 nearby residential and commercial properties on the 1st and 2nd February 2006. A full list of the neighbours notified of the planning application can be read in the file. As a result of this publicity, some 62 letters in total have been received, of which 57 letters objected with 5 providing general observations. The addresses of the correspondents can be read in the file. Points raised include:

- Concern regarding the drop in sports facilities in the area and the potential for a diminished level of future sports facilities available to the people of Radcliffe.
- The existing clubs and groups would become 'homeless'.
- The development will create extra traffic.
- Radcliffe does not need more houses and less recreational facilities.
- What extra facilities would be provided for the children on this site?
- Is there another site that could be used for the house building?
- Concern the environmental balance of the area is maintained.
- Concern the emergency exit would create a rat run by bikers and children and therefore reduce the house values.
- The residents of Kingmoor Avenue strongly oppose any emergency access roads coming close to the avenue.

Consultations

Environment Agency - No objections.

Sport England - No objections. They confirm that together with the other four associated applications, there would be no overall loss of playing fields and sports facilities

British Waterways -No objections but request that provision be made to improve the canal and frontage development onto the canal.

Serco Metrolink - No response to date.

Greater Manchester Ecology Unit - No objections. They suggest a condition to avoid site clearance works and any vegetation outside the bird breeding season (March – July inclusive) and for a suitable native species buffer on the northern boundary of the site adjacent to the dismantled railway line and SBI. This can be dealt with through a planning condition.

Greater Manchester Fire Officer - No objections.

Greater Manchester Archaeological Unit - No objections and are satisfied with the scope of mitigation and request a condition to provide investigative work and recording.

GMPTE - No objections in principle. The site is well located in relation to public transport including the Metrolink and bus services. They also suggest that consideration of the pedestrian area should ensure that they are safe in design terms so as to not discourage people from walking within the site. They also consider that the bus stops used for the existing schools should be relocated so as to relate to the proposed new school. Any further advice concerning the need to develop further the school travel plan should be directed to the GMPTE's Education Liaison Officer.

United Utilities - No objection in principle to the scheme. Further discussions may need to take place between United Utilities and the developer to ensure that their assets are not affected.

Greater Manchester Police Architectural Liaison - No objections

Borough Engineer -

Traffic - No adverse comments.

Drainage - No objections

Unitary Development Plan and Policies

CF1/1	Location of New Community Facilities
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H1	Housing Land Provision
RT1	Existing Provision for Recreation in the Urban Area
RT1/1	Protection of Recreation Provision in the Urban Area
RT1/2	Improvement of Recreation Facilities
RT2/3	Education Recreation Facilities
H4/1	Affordable Housing
SPD5	DC Policy Guidance Note 5: Affordable Housing
RT2/2	Recreation Provision in New Housing Development
SPD1	DC Policy Guidance Note 1: Recreation Provision
EN1/6	Public Art
SPD4	DC Policy Guidance Note 4: Percent for Art
EN1/5	Crime Prevention
SPD3	DC Policy Guidance Note 3: Planning Out Crime
PPS1	PPS1 Delivering Sustainable Development
RSS 13	Regional Spatial Strategy for the North West
PPG17	PPG17 - Planning for Open Space, Sport and Recreation
PPG3	PPG3 - Housing
EN3/1	Impact of Development on Archaeological Sites
EN3/2	Development Affecting Archaeological Sites

Issues and Analysis

Background - In 2003, Bury MBC commissioned URBED as a lead consultant to prepare a vision for Radcliffe as a Sustainable Urban Neighbourhood, with the 'Reinventing Radcliffe' vision. The strategy focuses on making the town "a good place to live" with attention focusing particularly on increasing the quality of housing around and within walking distance of the town centre and to improve the quality of local facilities, particularly in providing a new secondary school.

The strategy indicated that the redevelopment of the ELPM site for a new secondary school, mix of employment and new residential development would be a key opportunity to respond to the social, economical and environmental difficulties that Radcliffe had endured over a long period of time. Furthermore, the status of the UDP, particularly since its original adoption in 1997, reflected Radcliffe in its past, rather than looking to the needs of the town today.

Coupled with this historical position of the town, the need for a new school has arisen following the declaration of the existing education facilities in Radcliffe as being poor and failing. The Masterplan sought to provide an opportunity to reassess the existing situation in an informed way and to drive possibilities forward to secure many facets of concern for Radcliffe on multiple levels. The Masterplan indicates that the redevelopment of the existing school sites for housing, which would provide further opportunities to secure the future of Radcliffe.

Furthermore, in response to the changing approach to regeneration of towns, Government policy has recognised that sustainable approaches to regeneration, including improved mixes of uses and their disposition to each other would provide opportunities to improve sustainable growth, improve livability, provide more opportunities for indigenous population and engender sustainable economic growth for new businesses. The re-development of the ELPM sites and existing school sites were considered to uphold the objectives of the Government's sustainable approach and in an informed way, would deliver a much needed opportunity for the town.

The Three Sites Masterplan was considered by the Bury MBC Executive Board on 13 April 2005 and subsequently approved with amendments as a material planning consideration when assessing future planning applications and in the formulation of future planning policy.

Principle - The site is unallocated within the UDP. The site also includes a mix of playing field and previously developed land, as such the proposals must be considered on their merits.

The Council had embarked upon the need to provide a 3 site Masterplan encompassing the ELPM site, Radcliffe High School and Coney Green site. The planning application is thus preceded by an extensive consultation exercise by Bury MBC and its appointed urban designers URBED in respect of the sites' future development over several years demonstrating that they are integral to the Council's regeneration strategy for Radcliffe. This strategy involved extensive public consultation prior to its adoption by the Council as a material planning consideration. In response to this, the adopted Three sites Masterplan is a material planning consideration and must also be read in conjunction with the other planning applications submitted centering upon the ELPM site.

The ELPM planning application contains a planning overview statement, which takes into consideration the redevelopment of all the sites including this one linked to the ELPM site. The key issues of the Coney Green school site is the principle of residential development and loss of open playing fields/sports facilities.

This planning application also contains a sport pitch audit, further updated by Regulation 19 Documents submitted in June 2006, which looks at the provision of existing recreation/play facilities across all 5 planning application sites to ensure that any loss of playing pitches are replaced to an equal or better quality and quantity.

Relevant UDP Policies RT1/1 – Protection of Recreation Provision in the Urban Area, RT1/2 – Improvement of Recreational Facilities, RT2/3 – Educational Recreation Facilities and CF1/1 – Location of New Community Facilities all seek to protect recreation provision within the urban area and also its improvement.

On the basis of the submitted proposals, Three Site Masterplan and full consideration of PPG17 - Planning for Open Space, Sport and Recreation, recognises the important contribution that sport and recreation facilities make to the livability of towns. Additionally, in recognition of the pressures that many urban playing fields have come under in recent years, it is for this reason that the applications have been submitted together to provide a comprehensive approach is adopted to ensure that the presumption against the loss of playing fields is adequately considered and re-provided for.

Sport England have been a key consultee on the applications connected with the ELPM and associated sites. Their response confirms that the developments and proposals across all the sites when read together, would ensure that there would not be an overall loss of sports facilities and indeed, there would be an overall gain.

The proposal for housing is within an identified regeneration area specified under Development Control Policy Guidance Note 7 - Managing the Supply of Housing Land in Bury (DCPGN7). The purpose of this document is to focus new housing proposals to areas

of need. The development of playing field or previously undeveloped sites would not normally be considered to be acceptable unless there are specific regenerative and compelling reasons to permit the development of such sites.

The Regional Planning Guidance Note 13 - North West (now Regional Spatial Strategy (RSS)) mirrors the guidance contained within PPG3. It goes on to confirm that under Policy UR2, the RSS seeks to achieve an inclusive social infrastructure by providing community uses that optimise their contribution to the immediate locality including schools, other education training, sports and leisure facilities and green space.

Policy UR1, Urban Renaissance within the RSS highlights the importance of reviving local economies, communities and tackling low demand for housing and poor physical conditions. It discusses the importance of re-use of derelict land and buildings, the balances distribution of good quality dwellings including affordable housing, access to employment community facilities, improved open space all of which will contribute to the regeneration of urban areas. Long terms approaches are further advocated with the use of complimentary improvements to community safety, educational standards and health care, with integration to public transport, walking, cycling and the promotion of social inclusion within development opportunities.

Policy UR3 - Promoting Social Inclusion through Urban Accessibility and Mobility. This policy emphasises the need to focus on regeneration for where there may be lack of employment and education opportunities, upgrading public transport networks and the creation of cycle networks amongst others.

Policy UR4 seeks to ensure that targets are set for the recycling of land and buildings. Vacant areas should be swiftly identified and LPA's should be encouraged to make best use of such sites in sustainable locations.

Policy UR5 - Existing Commitments in Development Plans, as well as requiring LPA's to plan, monitor and manage housing supply, the policy goes on to state that mixed-use development including partial re-use of larger sites for housing should be considered.

Given the significance of the Three Site Masterplan, its adoption as a material planning consideration, methodology of re-provision across all of the planning applications would ensure that there would be no overall loss of sports provision, PPG3 and the RSS, the principle of the development is considered to be acceptable.

The background described above is a clear indication that Radcliffe needed firm active approaches to be adopted to deliver much needed regeneration. The development of the new Riverside School proposed on the ELPM site is a key commitment to the policies of the RSS and the deliverability of regeneration. The need to enable the development of the new school hinges upon the need to improve social, physical and economic regeneration of which the redevelopment of Coney Green is an integral part. Without the redevelopment of the Coney Green site, the regeneration initiative proposed by the Three Sites Masterplan would not be achievable. Additionally, the need to provide good planning controls for the release of certain parts of the site through carefully considered phasing would ensure an appropriate response to RSS concerns, PPG3 and also to Radcliffe itself.

It is on this basis, together with the many issues discussed in the associated reports, that the redevelopment of this site would be a supportive step to one of the most significant regeneration initiatives in Radcliffe, that would justify the redevelopment of playing field land and the former school site. As such the principle of the residential development would be consistent with the aims of the Planning Policy Guidance Note 3 - Housing (PPG3), the Regional Spatial Strategy for the North West (RSS) and the DCPG Note 7.

Housing Release - In terms of housing development, there is a significant need to ensure that the release of housing is controlled in a managed way to prevent harm to the regional centres discussed within the RSS for the North West and also to ensure that the SPD7 -

Managing the Supply of Housing Land in Bury is a successful development controlling document. To this end, it is considered that a planning condition be imposed to require a strategy to be developed and this be approved by the Local Planning Authority. Furthermore, on the submission of reserved matters, a controlling legal agreement can be developed to provide a legally binding control mechanism for housing release, when the numbers of dwellings on the site becomes clear and when read in conjunction with the Radcliffe High School and ELPM sites. It would also be used to ensure that the playing field remain accessible until alternative playing fields are available and usable to ensure no loss of facilities occur.

Access - UDP Policy H1/2 - Further Housing Development and H2/2 - The Layout of New Residential Development seeks amongst other matters, to ensure that developments have suitable access into proposed development sites.

The proposals are seeking planning permission for the means of access into the site as part of this application. The scheme has been submitted with a transport assessment (TA) indicating road and junction works at the sites connection to Spring Lane. To assess the full impact of traffic from all of the developments, the Borough Engineer has forwarded the TA to the Greater Manchester Transport Unit, together with the TA's for the other development sites. A Saturn Modelling has been carried out to give indications as to how all sites would operate in terms of traffic together with existing traffic once the required traffic works to surrounding highways has been carried out. A full response has been received and indicates that the proposals in terms of traffic are acceptable.

There would also be a requirement for an emergency access into the site, due to the depth of the site. The scheme indicates that an existing access would be suitable for this purpose to the north of Kingmoor Avenue and forms part of the application site. Full details of this access would need to be submitted at the reserved matters stage, however, indications are that the access would provide for this purpose.

Design and Canal Frontage - The application has been submitted with a design statement, indicating how the site could be developed out using good design principles including Planning Policy Statement 1 (2005), 'By Design', The Urban Design Compendium, PPG3 and 'Better Places to Live by Design' and 'Secured By Design'. As the layout of the site, design and external appearance would be subject to reserved matters applications, it is not possible at this stage to determine how the site would meet this criteria. Notwithstanding this, it is possible to condition any planning approval to be in accordance with the submitted design statement to ensure that principles of good design are incorporated into any reserved matters proposals.

The site does have a frontage onto the Bury and Bolton Canal. UDP Policies EN10/2 - Riverside and Canalside Improvement in Urban Areas and OL5/3 - Riverside and Canalside Development in Urban Areas seek improvement to canals, where they would be incorporated into a new development. British Waterways have been consulted on the proposals and have provided costings and indications of suggested works. As the application is in outline only at this stage and that there are no details as to the layout or final density of the development, it is proposed that a planning condition be imposed to deal with this issue.

Residential Amenity - The siting of proposed dwellings and numbers of dwellings is to be reserved for subsequent approval. The siting of new dwellings would be required to ensure that appropriate aspect distances are provided and suitable garden spaces and also sufficient car parking space. With these matters yet to consider, the impact from the siting of new residential development would be subject to further consideration at reserved matters stage. This consideration would also relate to the form, design and layout of the site.

Following consultation of the applications, residents, principally from Kingmoor Avenue have commented upon the proposed emergency access. The emergency access could be readily designed to ensure that it would not serve as a rat run as highlighted by nearby residents.

The physical geometry of the emergency access would preclude this together with other measures that could be put into place to prevent vehicular usage. With this in mind, the principle of the existing access into the site to the north of Kingmoor Avenue is considered to be acceptable and would not have any undue impact upon residential amenity.

Landscaping and Ecology - The landscaping of the site is a reserved matter. The school buildings have been assessed for their potential to provide habitat for bats. The buildings as they stand offer little potential. However, a series of recommendations can be included within any conditional planning approval for the building and subsequent development to accommodate bats in the vicinity of the site and for procedures to be followed during any demolition.

Open space - The indicative layout closely follows the adopted Three Site Masterplan layout and incorporates areas of open space within the site as required under UDP Policy RT2/2 - Recreational Provision Within New Residential Developments. The final details of the siting and associated landscaping would be subject to a future reserved matters application.

Sports Facilities - The application has been submitted with a Sports Pitch Audit and pre-application discussions with Sport England have indicated that across all of the applications, the number of sports pitches and public accessibility will be maintained. Coney Green playing fields are notorious for being waterlogged and are unusable for much of the year. The proposals overall would ensure that adequate drainage and facilities are available throughout the year and thus would under Sport England criteria ensure that there would be improved facilities.

The management of the facilities would be under the control of Bury MBC. The assessment criteria requires consideration of proposals to provide equal or greater quality and quantity in a suitable location and be subject to better management arrangements. All of the replacement facilities are designed to be highly accessible to the public, including out of hours usage, with good changing facilities.

Sport England have been a key consultee on the applications connected with the ELPM and associated sites. Their response confirms that the development and proposals across all the other four sites when read together, would ensure that there would not be an overall loss of sports facilities and indeed, there would be an overall gain.

Controls will also need to be imposed to ensure that the playing fields and other sports facilities are available until alternative provision becomes operable. This can be dealt with through the imposition of a planning condition, given the outline nature of the application, and a legal planning obligation can be drawn up at reserved matters stage to tie down the details of the programming.

Noise - The site abuts the Metrolink line and as such, has been submitted with a noise assessment report. The report identifies that the layout and separation distances from the housing to Metrolink line would need to be fully considered when the siting is considered as a reserved matters stage. Various mitigating measures could be incorporated into the development and buildings to ensure that there would be no undue impact upon new residents from noise caused by the Metrolink.

Archaeology - The application has been submitted with an archaeology assessment of the site. UDP Policies EN3/1 - Impact of Development on Archaeological Sites and EN3/2 - Development Affecting Archaeological Sites provides guidance to assess and determine proposals that would affect either designated or potential sites of archaeological interest. The study identified some possible traces of archaeology such as field systems, paths, roads and possible kiln or clamp and the report made recommendations of evaluation trenching and photographic studies. Greater Manchester Archaeological Unit has been consulted on the report, its findings and recommendations. The Unit agree with the report and methodology and that investigation works be carried out prior to redevelopment in accordance with an approved programme of works. A condition can be imposed to deal with

this issue and is advocated by the Unit.

Affordable Housing - The indicative layout plan for the site would likely lead to trigger the need for affordable housing. Therefore a planning condition should be imposed to require the development to comply UDP Policy H4/1 - Affordable Housing.

Recreation Provision - The indicative layout plan for the site would likely lead to trigger the need for both on site and off site recreation provision. Therefore a planning condition should be imposed to require the development to comply UDP Policy RT2/2 – Recreation Provision in New Housing Development. In addition to this, the proposals indicate illustratively that the existing 'Banana Path' would be re-sited into the estate, to avoid a 'back alley' type footpath being created. The proposals have been advertised as affecting the route on 1st February 2006.

Response to Objections - Many of the letters from residents express concerns over the loss of facilities rather than to object to the proposals per se. Sport England have been continuously involved in the evolution of the proposals on this site and the sister applications throughout the whole process. The presumption of the loss of playing fields is a key concern to the Council and the developers alike and with the methodology followed throughout the Three Site Masterplan and subsequent planning applications, it is evident that facilities would be replaced by a better quality and quantity of provision.

In terms of the emergency access, this is discussed above.

In terms of the need for housing, the area is within an identified regeneration area specified under Development Control Policy Guidance Note 7 - Managing the Supply of Housing Land in Bury. The purpose of this document is to focus new housing proposals to areas of need. As this site is clearly within the identified area of Radcliffe, the principle of the residential development reflects the aims of the Planning Policy Guidance Note 3 - Housing, the Regional Spatial Strategy for the North West and the DCPGN7.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows:-

The redevelopment of this site in a comprehensive way discussed through the Three Sites Master Plan and with appropriate controls over the release of new housing within the site would be a major regeneration step for Radcliffe. Further, controls and redevelopment of the site with re-provision at the ELPM site and Land at Outwood would ensure that recreation and playing field facilities would not be lost overall. The development with appropriate controls would comply with the Regional Spatial Strategy for the North West and Policies of the Unitary Development Plan and there are no other material considerations that outweigh this finding.

Recommendation: Minded to Approve

Conditions/ Reasons

1. Applications for approval of reserved matters must be made not later than:
 - the expiration of three years beginning with the date of the grant of outline planning permission; and
 - that the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

2. Before the development is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters; the siting, design and external appearance of the building(s) and the landscaping of the site. Reason. To ensure the satisfactory development of the site and because this application is in outline only.
3. This decision relates to documents received on 24th February 2006 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 policies of the Bury Unitary Development Plan listed below.
4. A comprehensive construction design shall be incorporated into the proposed building to prevent the ingress of landfill gas or ground gas, to be agreed in writing with the Local Planning Authority before work commences, and; A Site Verification Report detailing the design and installation of the incorporated design features, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority within agreed timescales. Reason. To alleviate any possible risk associated with the production of landfill gas and ground gas in accordance with the recommendations of the Environment Agency and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
5. No development, building work or demolition shall take place unless and until a program of archaeological works in accordance with a scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved plans. Reason. To make a record of buildings and features of archaeological interest and to comply with legislative requirements pursuant to policies EN3/1 – Impact of Development on Archaeological Sites, EN3/2 – Development Affecting Archaeological Sites and EN3/3 – Ancient Monuments of the Bury Unitary Development Plan.
6. Prior to the development hereby approved commencing:
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas risks have been identified, a detailed site investigation and suitable risk assessment shall be carried out, submitted to and approved in writing by the Local Planning Authority;
 - Where remediation is required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Policy EN7 – Pollution Control of the Bury Unitary Development Plan and Planning Policy Statement 23 - Planning and Pollution Control.
7. Following the provisions of Condition 9 of this planning permission, where remediation is required, the approved remediation strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the conclusions and actions taken at each stage of the works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority within agreed timescales. Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Policy EN7 – Pollution Control

8. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. 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 and approved in writing by the Local Planning Authority prior to works commencing on site, and;
The approved contamination testing shall then be carried out and validity evidence (laboratory certificates etc) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site.
Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
9. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:
- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;
- A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.
Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
10. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.
Reason: To reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.
11. The car parking indicated on the approved plans submitted as part of the reserved matters shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the building hereby approved being occupied 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.
12. Prior to the demolition of the building(s) permitted by this approval, a survey shall be conducted, and the survey results established as to whether the buildings are utilised by bats or owls. A programme of mitigation shall be submitted to and approved in writing by the Local Planning authority. All mitigation measures shall be fully implemented prior to the commencement of the works and remain in situ on the site for an agreed period of time.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 –

Features of Ecological Value of the Bury Unitary Development Plan and PPS7 – Nature Conservation.

13. Provision for lifetime homes shall be incorporated into the development in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.
Reason. To ensure that the development is fully accessible to disabled persons pursuant to Policies HT5/1 – Access for Those with Special Needs of the Bury Unitary Development Plan.
14. Any application for the approval of reserved matters shall include routes to and proposals for cycle parking in accordance with the Greater Manchester Cycle Parking Guidelines 2002.
Reason. To secure satisfactory cycle facilities on the site and in accordance with Unitary Development Policies HT6 - Pedestrians and Cyclists; HT6/1 - Pedestrians and Cycle Movement.
15. The development shall make provision for both on site and off site recreation space to the satisfaction of the Local Planning Authority.
Reason - To adequately provide for recreation areas, amenity space and recreation improvements pursuant to UDP Policy RT2/2 – Recreation Provision in New Housing Development.
16. The development shall make provision for affordable housing to the satisfaction of the Local Planning Authority.
Reason - To secure equal access to housing within the development and pursuant to UDP Policy H4/1 - Affordable Housing.
17. The development shall make provision for improvements to the canal frontage and associated infrastructure in accordance with agreed measures with the Local Planning Authority.
Reason - To improve public access and usage of the canal and its environment pursuant to UDP Policies EN10/2 - Riverside and Canalside Improvement in Urban Areas and OL5/3 - Riverside and Canalside Development in Urban Areas.
18. As part of the reserved matters for '*siting*', a scheme for a parking strategy for the development of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme only shall be implemented.
Reason - To ensure adequate and appropriate levels of car parking are incorporated into the development and pursuant to UDP Policy H2/2 – The Layout of New Residential Development.
19. A strategy for the development phasing and release of housing shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved details of the strategy only shall be carried out.
Reason - To control the release of new housing within the development site and relative to other housing release requirements of the Regional Spatial Strategy 13 For the North West and SPD7 – Managing the Supply of Housing Land in Bury.
20. This decision relates to the supporting documentation received on 20/2/2006 and the development shall not be carried out except in accordance with the supporting documentation hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.
21. The development shall make provision for public art to the satisfaction of the Local

Planning Authority.

Reason - To secure equal access to housing within the development and pursuant to UDP Policy EN1/6 - Public Art.

22. The visibility splays shall be provided at the junction of the site with Spring Lane to the written satisfaction of the Local Planning Authority before the development is brought into use and shall subsequently be maintained free of obstruction above the height of 0.6m
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.
23. There shall be that no clearance of vegetation within the bird breeding season (March – July inclusive) as stated within the Appleton Report dated November 2005 and supplementary information received 9 June 2006, unless otherwise agreed in writing with the Local Planning Authority.
Reason - To minimise impact upon birds and other avian protected species and pursuant to PPS9 - Biodiversity and Geological Conservation.
24. No development shall take place upon the existing school playing fields unless and until alternative playing field provision has been made available for use. Such provision shall be to the written satisfaction of the Local Planning Authority.
Reason - To ensure that there would be a continual supply of playing field provision in pursuant to the provisions of PPG17 - Planning for Open Space, Sport and Recreation and UDP Policies RT1/1 – Protection of Recreation Provision in the Urban Area and RT1/2 – Improvement of Recreational Facilities.
25. Details of the emergency access into the site shall be submitted as part of the 'siting' and 'design' reserved matters stage. The approved details only shall be implemented.
Reason - The application is submitted in outline and to ensure that appropriate measures are incorporated to ensure that the access is suitable for emergency vehicle use only.

For further information on the application please contact **Dave Marno** on **0161 253 5291**

Ward: Radcliffe - West

Item 04

Applicant: Bury MBC Children's Services

Location: FORMER RADCLIFFE HIGH SCHOOL SITE, ABDEN STREET, RADCLIFFE, M26 3AT

Proposal: OUTLINE APPLICATION - RESIDENTIAL DEVELOPMENT INCLUDING ASSOCIATED INFRASTRUCTURE & OPEN SPACE

Application Ref: 45673/Outline Planning
Permission

Target Date: 21/04/2006

Recommendation: Minded to Approve

This application is one of a group of 5 planning applications which are connected to the development of East Lancashire Paper Mill (ELPM), Land on Tower Farm (45597), Radcliffe High School (45673), Coney Green (45672) and Land at Outwood Road (45599).

It is recommended that the application be Minded To Approve subject to referral to the Secretary of State due to the Playing Fields Directive and also under Circular 7/99 - (Development Plans and Consultation) (Departures) Directions 1999.

Description

The Radcliffe High School site covers 4.9 hectares and lies to the north west of the town centre. It is built in a traditional 1930's style building in a cloister layout with a formal garden area at the end of Abden Street.

The surrounding environment - The predominant land use to the north east and south of the site is residential. To the north and east the housing style is largely terraced. To the south, the former Strebor Engineering site is currently being developed for a mix of modern housing. To the west and north west, the site is bounded by the Manchester, Bolton and Bury canal. Across the canal to the west is open farm land, although this is detached from the school site given the significant change in levels and a belt of mature trees.

The application site - The majority of the school buildings are located in the eastern third of the site next to the formal gardens by the main entrance. A number of small additional outbuildings have been erected within the school grounds. The western part of the site are designated playing fields and a tarmac playground is situated to the south of the buildings. The site is predominantly open with quite dense mature trees along School Street and the canal. Beyond the canal to the west is an extensive area designated as Green Belt.

Access - Pedestrian and vehicular access to the site is currently from two public highways; Abden Street provides the main entrance to the school and access to the small car park; School Street runs east west along the southern site boundary. Pedestrian access is fairly limited. Aside from the links to the housing to the east, the only other pedestrian links are along the canal and over a canal footbridge at the end of School Street. The canal towpath is also a designated cycle route.

The application is seeking outline planning permission for the principle of residential development including the means of access into the site. The scheme proposals provide an indicative layout of the site, for illustrative purposes only and indicates that circa 200 dwellings could be accommodated within the site.

Relevant Planning History

There is no relevant planning history affecting the site.

Publicity

The application has been publicised by press advert on 10th February 2006, site notices erected on 8th February 2006 and by direct letters to 617 nearby residential and commercial properties on the 2nd February 2006. A full list of the neighbours notified of the planning application can be read in the file. As a result of this publicity, some 60 letters have been received of which 55 are letters of objection have been received. The 5 other letters are observations on the need for regeneration in Radcliffe. The addresses of the correspondents can be read in the file. Point raised include:

- Concern regarding the drop in sports facilities in the area.
- The existing clubs and groups would become 'homeless'.
- The development will create extra traffic
- The development would increase the pressure on the restricted right of way that currently exists in the area.
- Does Radcliffe need yet more houses and less recreational facilities?
- What extra facilities would be provided for the children on this site?
- Is there another site that could be used for the house building?
- Wish to ensure that the environmental balance of the area is maintained.

Consultations

Environment Agency - No objections.

Sport England - No objections. They confirm that together with the other four associated applications, there would be no overall loss of playing fields and sports facilities.

British Waterways - No objections but requests that provision be made to improve the canal and frontage development onto the canal.

Gtr Manchester Ecology Unit - No objections but requests conditions to ensure that a strategy be imposed to ensure that the site does not contain newts from the SBI across the canal, and that vegetation clearance works take place outside of the bird breeding season. A bat survey has been carried out and rates the potential for bats to occupy the site as unlikely. A condition can be imposed to require a full investigation to be carried out prior to actual demolition works commencing.

Gtr Manchester Fire Officer - No objections.

Gtr Manchester Archaeological Unit - No objections and are satisfied with the scope of mitigation and request a condition to provide investigative work and recording.

GMPTE - No objections or comments to make.

United Utilities - No objection in principle to the scheme. Further discussions may need to take place between United Utilities and the developer to ensure that their assets are not affected.

G M Police Architectural Liaison - No objections.

Borough Engineer -

Traffic - No adverse comments.

Drainage - No objections

Unitary Development Plan and Policies

EN1/2 Townscape and Built Design

EN10/2 Riverside and Canalside Improvement in Urban Areas

EN6/4 Wildlife Links and Corridors

EN1/6 Public Art

EN3/1	Impact of Development on Archaeological Sites
EN3/2	Development Affecting Archaeological Sites
RT2/2	Recreation Provision in New Housing Development
SPD2	DC Policy Guidance Note 2: Wildlife Links & Corridors
SPD5	DC Policy Guidance Note 5: Affordable Housing
SPD4	DC Policy Guidance Note 4: Percent for Art
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H4/1	Affordable Housing
RT1/1	Protection of Recreation Provision in the Urban Area
RT1/2	Improvement of Recreation Facilities
RT1	Existing Provision for Recreation in the Urban Area
RT2/3	Education Recreation Facilities
CF1/1	Location of New Community Facilities
SPD1	DC Policy Guidance Note 1: Recreation Provision
EN1/5	Crime Prevention
PPG17	PPG17 - Planning for Open Space, Sport and Recreation
PPG3	PPG3 - Housing

Issues and Analysis

Background - In 2003, BMBC commissioned URBED as a lead consultant to prepare a vision for Radcliffe as a Sustainable Urban Neighbourhood, with the 'Reinventing Radcliffe' vision. The strategy focuses on making the town "a good place to live" with attention focusing particularly on increasing the quality of housing around and within walking distance of the town centre and to improve the quality of local facilities, particularly in providing a new secondary school.

The strategy indicated that the redevelopment of the ELPM site for a new secondary school, mix of employment and new residential development would be a key opportunity to respond to the social, economical and environmental difficulties that Radcliffe had endured over a long period of time. Furthermore, the status of the UDP, particularly since its original adoption in 1997, reflected Radcliffe in its past, rather than looking to the needs of the town today.

Coupled with this historical position of the town, the need for a new school has arisen following the declaration of the existing education facilities in Radcliffe as being poor and failing. The Masterplan sought to provide an opportunity to reassess the existing situation in an informed way and to drive possibilities forward to secure many facets of concern for Radcliffe on multiple levels. The Masterplan indicates that the redevelopment of the existing school sites for housing, which would provide further opportunities to secure the future of Radcliffe.

Furthermore, in response to the changing approach to regeneration of towns, Government policy has recognised that sustainable approaches to regeneration, including improved mixes of uses and their disposition to each other would provide opportunities to improve sustainable growth, improve livability, provide more opportunities for indigenous population and engender sustainable economic growth for new businesses. The re-development of the ELPM sites and existing school sites were considered to uphold the objectives of the Government's sustainable approach and in an informed way, would deliver a much needed opportunity for the town.

The Three Sites Masterplan was considered by the BMBC Executive Board on 13 April 2005 and subsequently approved with amendments as a material planning consideration when assessing future planning applications and in the formulation of future planning policy.

Principle - The site is unallocated within the UDP. The site also includes a mix of playing field and previously developed land, as such the proposals must be considered on their merits.

The Council had embarked upon the need to provide a 3 site Masterplan encompassing the ELPM site, Radcliffe High School and Coney Green site. The planning application is thus preceded by an extensive consultation exercise by Bury MBC and its appointed urban designers URBED in respect of the sites' future development over several years demonstrating that they are integral to the Council's regeneration strategy for Radcliffe. This strategy involved extensive public consultation prior to its adoption by the Council as a material planning consideration. In response to this, the adopted Three sites Masterplan is a material planning consideration and must also be read in conjunction with the other planning applications submitted centring upon the ELPM site.

The ELPM planning application contains a planning overview statement, which takes into consideration the redevelopment of all the sites including this one linked to the ELPM site. The key issues of the Coney Green school site is the principle of residential development and loss of open playing fields/facilities.

This planning application also contains a sport pitch audit, which looks at the provision of existing recreation/play facilities across all 5 planning application sites to ensure that any loss of playing pitches are replaced to an equal or better quality and quantity. Relevant UDP Policies RT1/1 – Protection of Recreation Provision in the Urban Area, RT1/2 – Improvement of Recreational Facilities, RT2/3 – Educational Recreation Facilities and CF1/1 – Location of New Community Facilities all seek to protect recreation provision within the urban area and also its improvement.

On the basis of the submitted proposals, Three Site Masterplan and full consideration of PPG17 - Planning for Open Space, Sport and Recreation, recognises the important contribution that sport and recreation facilities make to the livability of towns. Additionally, in recognition of the pressures that many urban playing fields have come under in recent years, it is for this reason that the applications have been submitted together to provide a comprehensive approach is adopted to ensure that the presumption against the loss of playing fields is adequately considered and re-provided for.

Sport England have been a key consultee on the applications connected with the ELPM and associated sites. Their response confirms that the developments and proposals across all the sites when read together, would ensure that there would not be an overall loss of sports facilities and indeed, there would be an overall gain.

The proposal for housing is within an identified regeneration area specified under Development Control Policy Guidance Note 7 - Managing the Supply of Housing Land in Bury (DCPGN7). The purpose of this document is to focus new housing proposals to areas of need. The development of playing field or previously undeveloped sites would not normally be considered to be acceptable unless there are specific regenerative and compelling reasons to permit the development of such sites.

The Regional Planning Guidance Note 13 - North West (now Regional Spatial Strategy (RSS)) mirrors the guidance contained within PPG3. It goes on to confirm that under Policy UR2, the RSS seeks to achieve an inclusive social infrastructure by providing community uses that optimise their contribution to the immediate locality including schools, other education training, sports and leisure facilities and green space.

Policy UR1, Urban Renaissance within the RSS highlights the importance of reviving local economies, communities and tackling low demand for housing and poor physical conditions. It discusses the importance of re-use of derelict land and buildings, the balances distribution of good quality dwellings including affordable housing, access to employment community facilities, improved open space all of which will contribute to the regeneration of urban areas. Long terms approaches are further advocated with the use of complimentary improvements to community safety, educational standards and healthcare, with integration to public transport, walking, cycling and the promotion of social inclusion within development opportunities.

Policy UR3 - Promoting Social Inclusion through Urban Accessibility and Mobility. This policy emphasises the need to focus on regeneration for where there may be lack of

employment and education opportunities, upgrading public transport networks and the creation of cycle networks amongst others.

Policy UR4 seeks to ensure that targets are set for the recycling of land and buildings. Vacant areas should be swiftly identified and LPA's should be encouraged to make best use of such sites in sustainable locations.

Policy UR5 - Existing Commitments in Development Plans, as well as requiring LPA's to plan, monitor and manage housing supply, the policy goes on to state that mixed-use development including partial re-use of larger sites for housing should be considered.

Given the significance of the Three Site Masterplan, its adoption as a material planning consideration, methodology of re-provision across all of the planning applications would ensure that there would be no overall loss of sports provision, PPG3 and the RSS, the principle of the development is considered to be acceptable.

The background described above is a clear indication that Radcliffe needed firm active approaches to be adopted to deliver much needed regeneration. The development of the new Riverside School proposed on the ELPM site is a key commitment to the policies of the RSS and the deliverability of regeneration. The need to enable the development of the new school hinges upon the need to improve social, physical and economic regeneration of which the redevelopment of Coney Green is an integral part. Without the redevelopment of the Coney Green site, the regeneration initiative proposed by the Three Sites Masterplan would not be achievable. Additionally, the need to provide good planning controls for the release of certain parts of the site through carefully considered phasing would ensure an appropriate response to RSS concerns, PPG3 and also to Radcliffe itself.

Housing Release - In terms of housing development, there is a significant need to ensure that the release of housing is controlled in a managed way to prevent harm to the regional centres discussed within the RSS for the North West and also to ensure that the SPD7 - Managing the Supply of Housing Land in Bury is a successful development controlling document. To this end, it is considered that a planning condition be imposed to require a strategy to be developed and this be approved by the Local Planning Authority. Furthermore, on the submission of reserved matters, a controlling legal agreement can be developed to provide a legally binding control mechanism for housing release, when the numbers of dwellings on the site becomes clear and when read in conjunction with the Radcliffe High School and ELPM sites. It would also be used to ensure that the playing field remain accessible until alternative playing fields are available and usable to ensure no loss of facilities occur.

Access & Traffic - UDP Policy H1/2 - Further Housing Development and H2/2 - The Layout of New Residential Development seeks amongst other matters, to ensure that developments have suitable access into proposed development sites.

The proposals are seeking planning permission for the means of access into the site as part of this application. The scheme has been submitted with a transport assessment (TA) indicating road and junction works at the sites connection to surrounding streets including Abden Street, Chard Street and School Street. To assess the full impact of traffic from all of the developments, the Borough Engineer has forwarded the TA to the Greater Manchester Transport Unit, together with the TA's for the other development sites. A Saturn Modelling exercise has been carried out to give indications as to how all sites would operate in terms of traffic together with existing traffic once the required traffic works to surrounding highways has been carried out. A full response has been received and indicates that the proposals in terms of traffic are acceptable.

Residential Amenity - The siting of proposed dwellings and numbers of dwellings is to be reserved for subsequent approval. The siting of new dwellings would be required to ensure that appropriate aspect distances are provided and suitable garden spaces and also sufficient car parking space. With these matters yet to consider, the impact from the siting of new residential development would be subject to further consideration at reserved matters

stage. This consideration would also relate to the form, design and layout of the site.

The Three Sites Masterplan indicated that the existing context of a grid iron layout should be continued through into the site to secure the optimal arrangement in terms of good design and layout, without providing a high density of development. The illustrative layout plan submitted with this application has replicated this approach and further encouraged such an approach through an accompanying design document. This approach would ensure that the site would be in keeping with the surrounding area without undue impact upon amenity and improve the liveability of the site.

Design and Canal Frontage - The application has been submitted with a design statement, indicating how the site could be developed out using good design principles including Planning Policy Statement 1 (2005), 'By Design', The Urban Design Compendium, PPG3 and 'Better Places to Live by Design' and 'Secured By Design'. As the layout of the site, design and external appearance would be subject to reserved matters applications, it is not possible at this stage to determine how the site would meet this criteria. Notwithstanding this, it is possible to condition any planning approval to be in accordance with the submitted design statement to ensure that principles of good design are incorporated into any reserved matters proposals.

The site does have a frontage onto the Bury and Bolton Canal. UDP Policies EN10/2 - Riverside and Canalside Improvement in Urban Areas and OL5/3 - Riverside and Canalside Development in Urban Areas seek improvement to canals, where they would be incorporated into a new development. British Waterways have been consulted on the proposals and have provided costings and indications of suggested works. As the application is in outline only at this stage and that there are no details as to the layout or final density of the development, it is proposed that a planning condition be imposed to deal with this issue.

Landscaping and Ecology - The landscaping of the site is a reserved matter. The school buildings have been assessed for their potential to provide habitat for bats. The buildings as they stand offer little potential. However, a series of recommendations can be included within any conditional planning approval for the building and subsequent development to accommodate bats in the vicinity of the site and for procedures to be followed during any demolition.

Public Art - The indicative layout plan for the site would likely lead to trigger the need for public art provision. Therefore a planning condition should be imposed to require the development to comply UDP Policy EN1/6 - Public Art.

Affordable Housing - The indicative layout plan for the site would likely lead to trigger the need for affordable housing. Therefore a planning condition should be imposed to require the development to comply UDP Policy H4/1 - Affordable Housing.

Open space - The indicative layout closely follows the adopted Three Site Masterplan layout and incorporates areas of open space within the site as required under UDP Policy RT2/2 - Recreational Provision Within New Residential Developments. The final details of the siting and associated landscaping would be subject to a reserved matters application.

Sports Facilities - The application has been submitted with a Sports Pitch Audit and pre-application discussions with Sport England have indicated that across all of the applications, the number of sports pitches and public accessibility will be maintained. Coney Green playing fields are notorious for being waterlogged and are unusable for much of the year. The proposals overall would ensure that adequate drainage and facilities are available throughout the year and thus would under Sport England criteria ensure that there would be improved facilities.

The management of the facilities would be under the control of Bury MBC. The assessment criteria requires consideration of proposals to provide equal or greater quality and quantity in a suitable location and be subject to better management arrangements. All of the replacement facilities are designed to be highly accessible to the public, including out of hours usage, with good changing facilities.

Sport England have been a key consultee on the applications connected with the ELPM and associated sites. Their response confirms that the development and proposals across all the other four sites when read together, would ensure that there would not be an overall loss of sports facilities and indeed, there would be an overall gain.

Controls will also need to be imposed to ensure that the playing fields and other sports facilities are available until alternative provision becomes operable. This can be dealt with through the imposition of a planning condition, given the outline nature of the application, and a legal planning obligation can be drawn up at reserved matters stage to tie down the details of the programming.

Archaeology - The application has been submitted with an archaeology assessment of the site. UDP Policies EN3/1 - Impact of Development on Archaeological Sites and EN3/2 - Development Affecting Archaeological Sites provides guidance to assess and determine proposals that would affect either designated or potential sites of archaeological interest. The study identified some possible traces of archaeology such as field systems and farmstead and possible Roman road and the report made recommendations of evaluation trenching and photographic studies. Greater Manchester Archaeological Unit have been consulted on the report, its findings and recommendations. The Unit agree with the report and methodology and that investigation works be carried out prior to redevelopment in accordance with an approved programme of works as the potential importance of these matters is likely to be local rather than of National importance. A condition can be imposed to deal with this issue and is advocated by the Unit.

Response to Objections - Many of the letters from residents express concerns over the loss of facilities rather than to object to the proposals per se. Sport England have been kept continuously involved in the evolution of the proposals on this site and the sister applications throughout the whole process. The presumption of the loss of playing fields is a key concern to the Council and the developers alike and with the methodology followed throughout the Three Site Masterplan and subsequent planning applications, it is evident that facilities would be replaced by a better quality and quantity of provision.

In terms of the need for housing, the area is within an identified regeneration area specified under Development Control Policy Guidance Note 7 - Managing the Supply of Housing Land in Bury. The purpose of this document is to focus new housing proposals to areas of need. As this site is clearly within the identified area of Radcliffe, the principle of the residential development reflects the aims of the Planning Policy Guidance Note 3 - Housing, the Regional Spatial Strategy for the North West and the DCPGN7.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;-
The redevelopment of this site in a comprehensive way discussed through the Three Sites Master Plan and with appropriate controls over the release of new housing within the site would be a major regeneration step for Radcliffe. Further, controls and redevelopment of the site with re-provision at the ELPM site and Land at Outwood would ensure that recreation and playing field facilities would not be lost overall. The development with appropriate controls would comply with the Regional Spatial Strategy for the North West and Policies of the Unitary Development Plan and there are no other material considerations that outweigh this finding.

Recommendation: Minded to Approve

Conditions/ Reasons

2. Applications for approval of reserved matters must be made not later than:
- the expiration of three years beginning with the date of the grant of outline planning permission; and
 - that the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

3. Before the development is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters; the siting, design and external appearance of the building(s) and the landscaping of the site.
Reason. To ensure the satisfactory development of the site and because this application is in outline only.
4. This decision relates to the following documents: Transport Assessment Report No 2244/01 by TPP dated November 2005; Geo Environmental Appraisal Report No 7028/1 dated July 2005; Local Air Quality Assessment by WSP dated November 2005, 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 policies of the Bury Unitary Development Plan listed below.
5. A comprehensive construction design shall be incorporated into the proposed building to prevent the ingress of landfill gas or ground gas, to be agreed in writing with the Local Planning Authority before work commences, and;
A Site Verification Report detailing the design and installation of the incorporated design features, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority within agreed timescales.
Reason. To alleviate any possible risk associated with the production of landfill gas and ground gas in accordance with the recommendations of the Environment Agency and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
6. No development, building work or demolition shall take place unless and until a program of archaeological works in accordance with a scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved plans.
Reason. To make a record of buildings and features of archaeological interest and to comply with legislative requirements pursuant to policies EN3/1 – Impact of Development on Archaeological Sites, EN3/2 – Development Affecting Archaeological Sites and EN3/3 – Ancient Monuments of the Bury Unitary Development Plan.
7. Following the provisions of Condition 9 of this planning permission, where remediation is required, the approved remediation strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the conclusions and actions taken at each stage of the works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority within agreed timescales.
Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Policy EN7 – Pollution Control of the Bury Unitary Development Plan and Planning Policy Statement 23 - Planning and Pollution Control.

8. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. 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 and approved in writing by the Local Planning Authority prior to works commencing on site, and;
The approved contamination testing shall then be carried out and validity evidence (laboratory certificates etc) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site.
Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
9. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:
- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;
- A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.
Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
10. Prior to the development hereby approved commencing:
- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas risks have been identified, a detailed site investigation and suitable risk assessment shall be carried out, submitted to and approved in writing by the Local Planning Authority;
 - Where remediation is required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.
- Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Policy EN7 – Pollution Control of the Bury Unitary Development Plan and Planning Policy Statement 23 - Planning and Pollution Control.
11. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.
Reason: To reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.
12. The car parking indicated on the approved plans submitted as part of the reserved

matters shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the building hereby approved being occupied 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.

13. Prior to the demolition of the building(s) permitted by this approval, a survey shall be conducted, and the survey results established as to whether the buildings are utilised by bats or owls. A programme of mitigation shall be submitted to and approved in writing by the Local Planning authority. All mitigation measures shall be fully implemented prior to the commencement of the works and remain in situ on the site for an agreed period of time.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and PPS7 – Nature Conservation.
14. Provision for lifetime homes shall be incorporated into the development in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.
Reason. To ensure that the development is fully accessible to disabled persons pursuant to Policies HT5/1 – Access for Those with Special Needs of the Bury Unitary Development Plan.
15. Any application for the approval of reserved matters shall include routes to and proposals for cycle parking in accordance with the Greater Manchester Cycle Parking Guidelines 2002.
Reason. To secure satisfactory cycle facilities on the site and in accordance with Unitary Development Policies HT6 - Pedestrians and Cyclists; HT6/1 - Pedestrians and Cycle Movement.
16. The development shall make provision for both on site and off site recreation space to the satisfaction of the Local Planning Authority.
Reason - To adequately provide for recreation areas, amenity space and recreation improvements pursuant to UDP Policy RT2/2 – Recreation Provision in New Housing Development.
17. The development shall make provision for affordable housing to the satisfaction of the Local Planning Authority.
Reason - To secure equal access to housing within the development and pursuant to UDP Policy H4/1 - Affordable Housing.
18. The development shall make provision for improvements to the canal frontage and associated infrastructure in accordance with agreed measures with the Local Planning Authority.
Reason - To improve public access and usage of the canal and its environment pursuant to UDP Policies EN10/2 - Riverside and Canalside Improvement in Urban Areas and OL5/3 - Riverside and Canalside Development in Urban Areas.
19. As part of the reserved matters for '*siting*', a scheme for a parking strategy for the development of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme only shall be implemented.
Reason - To ensure adequate and appropriate levels of car parking are incorporated into the development and pursuant to UDP Policy H2/2 – The Layout of New Residential Development.

20. A strategy for the development phasing and release of housing shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved details of the strategy only shall be carried out.
Reason - To control the release of new housing within the development site and relative to other housing release requirements of the Regional Spatial Strategy 13 For the North West and SPD7 – Managing the Supply of Housing Land in Bury.
21. The development shall make provision for public art to the satisfaction of the Local Planning Authority.
Reason - To secure equal access to housing within the development and pursuant to UDP Policy EN1/6 - Public Art.
22. There shall be that no clearance of vegetation within the bird breeding season (March – July inclusive) as stated within the Appleton Report dated November 2005 and supplementary information received 9 June 2006, unless otherwise agreed in writing with the Local Planning Authority.
Reason - To minimise impact upon birds and other avian protected species and pursuant to PPS9 - Biodiversity and Geological Conservation.
23. No development shall take place upon the existing school playing fields unless and until alternative playing field provision has been made available for use. Such provision shall be to the written satisfaction of the Local Planning Authority.
Reason - To ensure that there would be a continual supply of playing field provision in pursuant to the provisions of PPG17 - Planning for Open Space, Sport and Recreation and UDP Policies RT1/1 – Protection of Recreation Provision in the Urban Area and RT1/2 – Improvement of Recreational Facilities.

For further information on the application please contact **Dave Marno** on **0161 253 5291**

Ward: Radcliffe - West

Item 05

Applicant: P & F Properties Ltd

Location: LAND AT KING GEORGE V PLAYING FIELDS AND FORMER RAILWAY SIDINGS AND ASSOCIATED LAND WITHIN OUTWOOD TRAIL RECREATION AREA.

Proposal: OUTLINE APPLICATION FOR PROVISION OF NEW CRICKET PITCH, BOWLING GREEN, ASSOCIATED PAVILIONS & REPROVISION OF 2 X FOOTBALL PITCHES & 2 NEW SENIOR FOOTBALL PITCHES & ASSOCIATED FACILITIES INCLUDING IMPROVED ACCESS

Application Ref: 46182/Outline Planning
Permission

Target Date: 07/07/2006

Recommendation: Minded to Approve

This application is one of a group of 5 planning applications which are connected to the re-development of East Lancashire Paper Mill (ELPM) (45598), Land on Tower Farm (45597), Radcliffe High School (45673), Coney Green (45672) and Land at Outwood Road (46182).

This application is Minded to Approve subject to the completion of a s106 agreement concerning the timing of implementation of the development and also Referral to the Secretary of State for the related applications for the above applications as the schemes relate to Departure applications and the redevelopment of existing school playing fields.

Description

The application site is known as the King George V Playing fields, located off Outwood Road. The site comprises an extensive area of formal and informal recreational land, located within the Green Belt and is in two distinct halves. The southerly half of the site is a level plateau with a changing facility/pavilion and also includes play equipment and playing pitches. The north-westerly half of the site is at a lower level than the existing playing fields and comprises walkways, tree planting, and some cleared areas.

The site has been selected for the re-provision of recreational facilities currently located at the ELPM site (subject of application 45598) consisting of a bowling club and private cricket club and for an additional playing field, which whilst not required directly by the new school proposed on the ELPM site, would otherwise be lost to development proposals on the Radcliffe High School and Coney Green School sites.

The application is seeking outline planning permission for the provision of a new cricket pitch, bowling green, associated pavilions, 2 junior football pitches and 2 senior football pitches and improved access into the site from Outwood Road. In addition to this the scheme also seeks permission in principle for the creation of 120 car parking spaces.

Relevant Planning History

25063 - Outline application for golf driving range - Refused - 29/11/90

26288 - Extension to form changing facility - Approved - 5/9/91

30092 - Refurbishment of children's play area - Approved - 23/9/94

32334 - 48 space car park, community centre & play area - Withdrawn - 4/12/96

40395 - Extension to children's play area and multi-games facility - Approved - 23/4/03

38146 - steel storage container - Approved - 11/10/01

Publicity

Letters were sent to properties along Outwood Road, Higher Barn Farm, St Aidens Close, Ringwood Avenue, Ringley Road West, Woodgreen Drive, Albion Street, Rupert Street, James Street, Dale Industrial Estate, Johnson Street, Woodley Avenue and Firwood Crescent on 11/4/06 and 3/5/06. Site notices have been erected on 12/5/06 and press notices on 14/4/06 and 5/5/06.

As a result of this publicity, 17 letters have been received from various addresses.

Objections from 38 Rupert Street, 1 & 2 Higher Barn Farm, a petition of 10 addresses around the northerly entrance; 14 & 46 Chapeltown Road; 35, 68, 87, 149, Outwood Road; one unaddressed letter stating:

- The area has taken a long time to become attractive to wildlife. The proposals would jeopardise this;
- There is no reason to remove trees;
- The potential for noise and foul language to Higher Barn Farm during games;
- The lack of a fence around the pitches would allow the pitches to be used by motorbikes. Such damage to the pitches would be a waste of tax payers money;
- The changing facilities are remote from the pitches themselves;
- Belmont Road may become an overspill car park;
- There would be nuisance from reclaiming footballs;
- There would be impact upon the walks within the area;
- The development would bring in additional traffic adjacent to the bungalows on Outwood Road and therefore more noise and disturbance;
- The car park would become a place for children to congregate causing noise and nuisance;
- Adequate off-road parking should be provided;
- There should be shared usage of the buildings between all the sports facilities proposed;
- The proposed football pitches should swap with the cricket area to keep the uses together and keep the quieter sports together;
- Earth works could cause the former mine shafts to collapse;

Support from 48 Rupert Street;

- The proposals are excellent and are much needed in this area;
- The proposals would encourage more people to participate in sport;
- A map should be drawn up showing all the facilities that Outwood could offer.
- There is a lack of open space and parks in this area and those that do exist should be improved and preserved.

Consultations

Sport England - They understand the complex relationship of the outdoor recreation provision that this site is seeking to provide. Sport England state that they are satisfied that the development would ensure an equivalent or better quality replacement or greater quantity, in a suitable location as a result of the development proposals. They also suggest a planning condition is imposed to ensure that the details of the design and construction of all facilities are consistent with current advice. A management agreement should also be provided to Sport England. This can be secured through the imposition of a planning condition.

Environment Agency - No objections and recommends conditions to deal with surface water drainage.

Greater Manchester Ecology Unit - No objections in principle. Comments upon the ecological survey having been carried out at a less than ideal time of year, however, this could be conditioned to require a further ecological survey to ensure that appropriate mitigation measures are incorporated into the development at any reserved matters stage. Other comments include the need to deal with Japanese Knotweed.

Borough Engineer -

Traffic - No objections. A condition is requested to ensure that visibility splays are provided at the most northerly entrance.

Drainage - No objections.

Environmental Health -

Contaminated Land - No objections to the scheme and proposed remediation/contamination assessment and proposals. Conditions are requested to be attached to the granting of any planning permission to ensure that the site is appropriately controlled during and after any land operations. Such measures would also ensure that Sport England's comments over necessary remediation for a sports use is adequately dealt with.

Greater Manchester Police - No objections. Comments are made to ensure that security is considered in terms of the new buildings, protection of the bowling green with fencing and the capability of closing the access to the car parking area so that the area would not be misused.

Unitary Development Plan and Policies

OL1	Green Belt
OL1/2	New Buildings in the Green Belt
RT1/2	Improvement of Recreation Facilities
RT2/1	Provision of New Recreation Sites
RT3/2	Additional Provision for Recreation in the Countryside
EN1/1	Visual Amenity
EN1/3	Landscaping Provision
EN3/2	Development Affecting Archaeological Sites
EN6/3	Features of Ecological Value
OL5/2	Development in River Valleys
SPD2	DC Policy Guidance Note 2: Wildlife Links & Corridors
PPG17	PPG17 - Planning for Open Space, Sport and Recreation

Issues and Analysis

Principle - The site is located within the Green Belt and also within a designated River Valley where any development would only be supported for specific reasons to maintain openness, safeguarding the countryside, preventing towns from merging together and also to assist the regeneration of towns. Within such areas UDP Policy OL1 Green Belt states within the justification of the policy that the use of land has a positive role to play in fulfilling a number of land use objectives including:

- opportunities for outdoor sport and recreation near urban areas;
- providing opportunities for access to the open countryside for the urban population;
- to retain attractive landscapes, enhance them near to where people live;
- to improve damaged and derelict land around towns;
- to secure nature conservation interest; and
- to retain land in agricultural, forestry and related uses.

The application is also seeking outline planning permission for the principle of new buildings in connection with the proposed recreational and sporting uses including a cricket pavilion, bowling club house and combined replacement community and changing facilities building all connected with associated recreational facilities to be provided. All buildings are indicated to be single storey. UDP Policy OL1/2 - New Buildings in the Green Belt considers that new buildings within the Green Belt would be inappropriate, unless amongst others, the development is for essential facilities for outdoor sport and recreation.

The nature of the development is to provide new and replacement recreational facilities associated with outdoor sport. In broad land use terms, the principle of the provision of outdoor recreation in the Green Belt is considered to be consistent with adopted planning policies.

The proposed buildings and hard standings for car parking are in outline only. However, the

plans indicate that the size of the buildings would be for essential facilities only, comply with the spacing requirements of Sport England and would be single storey. This can be secured by attaching a planning condition. Moreover, the indicated siting of the bowling clubhouse and community and changing facilities would be located near to Belmont Road, where the land is a plateau lower than the King George V playing fields. Therefore such a location with appropriate controlling conditions, would ensure that the buildings would have no visual impact either within the Green Belt or views of the Green Belt from surrounding areas.

The plans indicate that a cricket pavillion would be provided at the southerly part of the site, which is within the Green Belt. This land would be more open to public views. However, the plans indicate that the building would be single storey , would provide essential facilities only and would comply with the spacing requirements of Sport England. A planning condition can be imposed to secure these matters to ensure that any reserved matters application complies with the UDP policy OL1/2 - New Buildings in the Green Belt.

On this basis, the proposals would accord with planning policies in land use terms with Green Belt Policy OL1/2 and PPG2 - Green Belts and as such is acceptable in principle.

The site forms part of an area of informal and formal recreation area under UDP Policy RT3/2 - Additional Provision for Recreation in the Countryside with the wider Outwood informal area being specifically identified as having potential for improvements and additional facilities. In addition to this, King George V Playing Fields are also identified in the UDP as having potential for improvement under UDP Policy RT1/2 Improvement of Recreation Facilities.

Cricket Club - The ELPM site currently has a private cricket club and facility within it. In response to the potential loss of this facility under application ref: 45598, this application seeks to replace this facility. UDP Policy RT1/1 - Protection of Recreation Provision in the Urban Areas, states that development would not be allowed where it would result in the loss of indoor or outdoor recreational uses, parks, gardens and other recreational uses. Exceptions to this would be where such facilities would be enhanced through redevelopment, where there may be an excess of sports pitch provision or crucially, where alternative provision of equivalent community benefit is being made available.

This application seeks to re provide the cricket club provision including pavilion and playing pitch at the southerly end of the site.

Bowling Green - The ELPM site currently has a bowling club and bowling green within it. In response to the potential loss of this facility under application ref: 45598, this application seeks to replace this facility. UDP Policy RT1/1 - Protection of Recreation Provision in the Urban Areas, states that development would not be allowed where it would result in the loss of indoor or outdoor recreational uses, parks, gardens and other recreational uses. Exceptions to this would be where such facilities would be enhanced through redevelopment, where there may be an excess of sports pitch provision or crucially, where alternative provision of equivalent community benefit is being made available.

This application seeks to re provide the bowling club provision including pavilion and playing green at the central section of the site to the south of Belmont Road and would be accessed through the existing southerly access into the trail area.

Car Parking and Access - The proposals indicate an extension to the existing car park along the derelict land and hard standing, located within the central area of the site. The surrounding residential properties and streets currently experience significant disamenity from parked cars belonging to the users of the existing sports facilities at Outwood as there is insufficient car parking available in Outwood currently. Given the proposed increase in quantum of sports development within this area, there would be clearly a demand for additional car parking space and the proposals seek to remedy this.

The proposed siting of the car parking would extend away from the properties on Outwood

Road and extend into the Outwood area and would occupy an area of derelict land. Plans indicate that the surfacing of the land would be green Mastertint tarmac, which would be a low key finish and appropriate in colouration within the Green Belt. Furthermore, the siting of the car parking would be such that it would not be readily visible either from within the playing fields or from nearby residential properties. As such, the car parking would be acceptable.

The existing vehicular accesses into the site would remain and continue to be used by the development. The proposals indicate that adequate visibility splays can be achieved to the vehicular entrances without need for additional land take. Furthermore the access roads would provide a pedestrian refuge to enable safe sharing between vehicles and pedestrians. The Borough Engineer has been consulted on the proposals and has raised no objections to the proposals.

Football Pitches & Impact upon Wildlife/Ecology - The proposed siting of the football pitches would be some 300m into the site from Outwood Road. This area is currently largely open, with some trees located centrally and to the periphery of the site. There is also a change of level within this area of the site with two plateaus at slightly different levels. The land contains little ecologically sensitive species. However, there are areas of acid grassland, which would be lost and some areas of tree planting. Despite this many trees would be retained and be unaffected by the proposals and indeed, mitigation planting is also proposed within the accompanying report. The development would otherwise have little impact upon the ecology of the area.

Residential Amenity - The site forms part of an area of informal and formal recreation area under UDP Policy RT3/2 - Additional Provision for Recreation in the Countryside with the wider Outwood informal area being specifically identified as having potential for improvements and additional facilities. In addition to this, King George V Playing Fields are also identified in the UDP as having potential for improvement under UDP Policy RT1/2 Improvement of Recreation Facilities. The proposals would result in the intensification of the uses within this area and although in principle is consistent with the UDP Policies, the development would incorporate some elements worth noting to protect residential amenity. The siting indicated on the site plan shows that pavilions would not be sited close to residential boundaries; tree screening would be retained to the east of the new playing fields near to the Outwood Trail to ensure that a buffer zone would be maintained between these fields and Higher Barn Farm; conditions can be imposed to control the hours of usage of pavilions and their size, including height and the vast majority of car parking is not indicated to be close to residential properties. Whilst it must be noted that the siting of such facilities is not being sought at this time, the Council does own the site and could ensure that reserved matters would be largely consistent with the outline plan and realistically, the proposals are largely governed by site availability. In view of this, there is unlikely to be too significant impact upon the nearest residential properties.

Impact upon the Outwood Trail - The proposals have been amended to ensure that the footpaths and Rights of Way crossing the site remain unaffected. As such, the development would be unlikely to have any impact upon the trail itself.

Disabled Access - The proposals do indicate that it is achievable to ensure that disabled access would be provided across the site, such as specially allocated car parking spaces, and well connected footpaths. The application contains no details of buildings per se, although a full assessment of this issue can take place during any reserved matters application.

Security - The scheme currently does not indicate any special lighting features, details of buildings and as such, it is difficult to fully address issues of security at this time. Greater Manchester Police Architectural Liaison have been consulted on the proposals and have raised no objection to the proposals at this time. Further assessment of this issue can take place at any reserved matters stage.

Levels - The cricket area, bowling area and car parking generally would not require any alteration in terms of levels. However, some levelling would be required in the area for the new pitches. As this application is seeking to secure the principle of the development, there are no details over the alteration of levels, although indications are that there would be relatively minor earthworks required for the site.

Land Contamination - A report has been submitted with the proposals and incorporates mitigation and remediation strategies. The land following remediation would be able to meet the demands of the usage and in terms of the proposed methodology, the proposals are considered to be acceptable. Planning conditions would need to be imposed on any planning permission to secure the appropriate remediation and necessary mitigation for the long term use of the site.

Implementation - phasing in terms of the other sites is an important issue. Overall, the consultations with Sport England have sought to ensure that there would be continuity in the availability of recreational facilities available, whilst sites are being developed out. The Outwood application seeks to ensure the reprovision of two private facilities and to provide an additional playing field over and above the existing facilities at Radcliffe High School and Coney Green. The phasing therefore would need to be tied down within the s106 agreement for the land to ensure that the development is deliverable at the correct time i.e. the replacement provision made available prior to the loss of the existing facilities.

Archaeology - The site has been assessed for its potential impact upon Archaeology and Greater Manchester Archaeology Unit has been consulted on the proposals. UDP Policy EN3/1 - Impact of Development on Archaeological Sites provides assessment criteria to determine the importance of archaeology within a development site. The supporting documentation includes an archaeological report has identified several features of possible interest and in response to this a mitigation strategy is proposed. The Archaeology Unit recommend that this be secured through a planning condition.

Planning Agreement - Heads of Terms - A planning agreement under s106 is also submitted dealing with the implementation and timing of the development of this site together with the other development proposals of the former ELPM site, Radcliffe High School site, Coney Green High School site and Tower Farm site.

The planning agreement will require the implementation of the development of the Outwood site to become operable when the two highschool sites are to be developed and also when the cricket and bowling green facilities on the ELPM site are developed.

Conclusion - The development would further enhance the outdoor recreation facilities at Outwood; would not, in principle, conflict with Green Belt policy; would provide opportunities for the reprovision of sporting facilities at ELPM site and would in fact provide an increased provision in Radcliffe for outdoor pitches without undue impact upon residential amenity, ecology or archaeology. As such it is considered that the development would be acceptable.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;-

The proposed development would be appropriate within the site subject planning conditions and would conform with adopted UDP Policies and there are no other material considerations that outweigh this finding.

Recommendation: Minded to Approve

Conditions/ Reasons

1. Applications for approval of reserved matters must be made not later than:
 - the expiration of three years beginning with the date of the grant of outline planning permission; and
 - that the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

2. Before the development is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters; the siting, design and external appearance of the building(s) and the landscaping of the site.
Reason. To ensure the satisfactory development of the site and because this application is in outline only.

3. This decision relates to drawings numbered 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 policies of the Bury Unitary Development Plan listed below.

4. No development, building work or demolition shall take place unless and until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved scheme.
Reason. To make a record of buildings and features of archaeological interest and to comply with legislative requirements pursuant to policies EN3/1 – Impact of Development on Archaeological Sites, EN3/2 – Development Affecting Archaeological Sites and EN3/3 – Ancient Monuments of the Bury Unitary Development Plan.

5. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to any of the *playing pitches 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.

6. Prior to the development hereby approved commencing:
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas risks have been identified, a detailed site investigation and suitable risk assessment shall be carried out, submitted to and approved in writing by the Local Planning Authority;
 - Where remediation is required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Policy EN7 – Pollution Control of the Bury Unitary Development Plan and Planning Policy Statement 23 - Planning and Pollution Control.

7. Following the provisions of Condition 6 of this planning permission, where remediation is required, the approved remediation strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the conclusions and actions taken at each stage of the works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority within agreed timescales.
Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Policy EN7 – Pollution Control of the Bury Unitary Development Plan and Planning Policy Statement 23 - Planning and Pollution Control.
8. Any soil or soil forming materials brought to site for soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. 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 and approved in writing by the Local Planning Authority prior to works commencing on site, and;
The approved contamination testing shall then be carried out and validity evidence (laboratory certificates etc) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site.
Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
9. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:
- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;
- A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.
Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
10. The application for approval of reserved matters shall include appropriate details of parking and accessibility into buildings to render the development fully accessible to the disabled.
Reason. To ensure that the development is fully accessible to disabled persons pursuant to Policies HT5/1 – Access for Those with Special Needs of the Bury Unitary Development Plan.
11. No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved details.
Reason: To reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.
12. No development approved by this permission shall be commenced until details of

the existing and proposed floor levels have been submitted and approved by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved details.

Reason: To ensure that the development is subject to minimum risk of flooding.

13. Notwithstanding the provision of the submitted drawings, the football pitches and bowling green shall be enclosed by fencing, the details of which shall be approved by the Local Planning Authority.
Reason. In the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
14. Prior to the commencement of the development, appropriate site investigations, gas monitoring and risk assessment shall be carried out to assess any possible risks associated with the production of landfill gas or ground gas. Where required, detailed design features shall be incorporated into the development, as shown necessary by the site investigation and risk assessment, to alleviate risks to the written satisfaction of the Local Planning Authority, and;
A Site Verification Report detailing the design and installation of the incorporated design features, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority within agreed timescales.
Reason. To alleviate any possible risk associated with the production of landfill gas and ground gas in accordance with the recommendations of the Environment Agency and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
15. No development shall take place until details of long-term plans for landfill and ground gas monitoring have been submitted to and approved in writing by the Local Planning Authority including a programme of implementation. The approved details only shall be implemented.
Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
16. A visibility splay shall be provided at the junction of Outwood Road with the two vehicular entranceways into the site to the written satisfaction of the Local Planning Authority before the development is brought into use and shall subsequently be maintained free of obstruction above the height of 0.6m
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.
17. Notwithstanding the provisions of the David Appleton Ecological Report a further ecological survey and mitigation programme is required to be submitted to and approved in writing by the Local Planning Authority. The approved measures only shall be implemented.
Reason - To ensure that appropriate mitigation measures are incorporated into the scheme pursuant to PPS9 - Biodiversity and Geological Conservation.
18. All buildings forming part of the development shall be single storey and of a scale and nature that would comprise essential facilities only suitable for outdoor recreation.
Reason - The site is located within the Green Belt and to ensure the protection of the visual amenities of the area pursuant to UDP Policy OL1/2 - New Buildings in the Green Belt and PPG2 -Green Belts.
19. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.
Reason. In the interests of visual amenity and to ensure a satisfactory

development pursuant to Policies EN1/2 - Townscape and Built Design and OL1/2 - New Buildings Within the Green Belt of Bury Unitary Development Plan.

20. The landscaping scheme to form part of the development shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the site is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason: To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN8/1 – Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan..
21. All heavy goods vehicles entering and leaving the site shall pass through a wheel wash. The details of the wheel washing facilities, including the design and location, shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented.
Reason: To prevent pollution of nearby watercourses and surrounding highways and interests of residential amenity.
22. A community agreement for the usage of the playing fields is required to be submitted to and approved in writing by the LPA
23. Prior to commencement of the development:
1. A detailed assessment of ground conditions shall be undertaken (including drainage and topography) to identify constraints which could affect playing pitch quality.
 2. Based on the results of this assessment, a detailed scheme to ensure that an acceptable quality of playing pitches will be provided shall be submitted to and approved in writing by the Local Planning Authority.
The approved scheme only shall be implemented.
Reason: To ensure the development is fit for purpose, subject to high quality design standards and sustainable and to accord with RSS/UDP Policy RT3/2 – Additional Provision for Recreation in the Countryside.

For further information on the application please contact **Dave Marno** on **0161 253 5291**

