

AGENDA FOR

RADCLIFFE CABINET COMMITTEE



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To: All Members of Radcliffe Cabinet Committee

Councillors : E O'Brien (Chair), C Birchmore, C Cummins,
J Lancaster, G Marsden, C Morris and M Smith

Dear Member/Colleague

Radcliffe Cabinet Committee

You are invited to attend a meeting of the Radcliffe Cabinet Committee which will be held as follows:-

Date:	Wednesday, 1 February 2023
Place:	Microsoft Teams
Time:	6.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.
Notes:	

AGENDA

1 APOLOGIES FOR ABSENCE

2 DECLARATIONS OF INTEREST

Members of the Radcliffe Cabinet Committee are asked whether they have any interests on any item on the agenda and if so to formally declare that interest.

3 PUBLIC QUESTION TIME

A period of 30 minutes has been set aside for members of the public to ask questions. Questions must be submitted in advance to democratic.services@bury.gov.uk no later than 5pm on Friday 27th January 2023.

4 MINUTES *(Pages 3 - 6)*

Minutes from the meeting held on 1 February 2023 are attached.

5 HUB PROJECT RIBA 3 DESIGN UPDATE AND ENABLING WORKS PROGRAMME SUMMARY *(Pages 7 - 26)*

PowerPoint slides attached.

6 RADCLIFFE POCKET PARK *(Pages 27 - 56)*

PowerPoint slides attached.

7 NORTH BLOCK UPDATE

A verbal update will be given at the meeting.

8 CAR PARKING UPDATE *(Pages 57 - 60)*

Report of the Assistant Director (Regeneration Delivery) attached.

9 SECONDARY SCHOOL UPDATE *(Pages 61 - 62)*

Report of the Strategic Lead (Education) attached.

10 ANY OTHER BUSINESS

Minutes of: RADCLIFFE CABINET COMMITTEE

Date of Meeting: 10 November 2022

Present: Councillor E O'Brien (in the Chair)
Councillors C Birchmore, C Cummins, J Lancaster, G Marsden,
C Morris and M Smith

Also in attendance: Councillor A Quinn

Public Attendance: No members of the public were present at the meeting.

10 APOLOGIES FOR ABSENCE

There were no apologies for absences.

11 DECLARATIONS OF INTEREST

There were no declarations of interest.

12 PUBLIC QUESTION TIME

There were no public questions.

13 MINUTES

It was agreed:

That the minutes of the meeting held on 11 July 2022 be approved as a correct record and signed by the Chair.

14 WORK PLANNING AND GOVERNANCE

The Committee received a report of the Director of Law and Democratic Services which sought to clarify the remit and political composition of the Committee and address scheduling issues. It was noted that the political balance of the committee related to Radcliffe wards and that meetings would be scheduled more frequently but only held when there was relevant business. In response to Members' questions it was noted that the Terms of Reference for the Radcliffe Regeneration Advisory Group (RRAG) were not fit for purpose; these would be reviewed before meetings could be resumed.

It was agreed:

That Radcliffe Cabinet Committee meetings be scheduled on a monthly basis, with the understanding that meetings will only proceed when there is relevant business and will be otherwise cancelled.

15 HUB PROJECT PUBLIC CONSULTATION UPDATE

The Committee received a presentation which provided an update on public engagement for the Hub project setting out the overarching approach, work done to date, methodology,

suggestions and criticisms received (and how these were being responded to) and work to communicate with harder to reach residents and groups.

With regards for next steps, it was noted that:

- A wider range of services would be represented at the Regeneration Office,
- Webpage improvements were being made (and possibly a dedicated social media presence),
- The RRAG would be reconvened,
- Community engagement events would continue (including a Social Value Pitch event in December),
- Consultation would be targeted to develop designs for library spaces, community spaces, roof activity space, public realm and artwork commissions
- Work to contact harder to reach groups would continue including making materials available in areas such as Supermarkets, GP Surgeries, Tenant Association Information Boards, Schools, Community Halls etc.
- A report reflecting on how feedback was being implemented had been drafted and could be shared with Committee Members when it was finalised.

In response to Members' questions, it was noted that there would be clarity over what outdoor events could take place despite proximity to the market, to ensure complementary events could still be held and encourage footfall more generally. The importance of the public realm was emphasised, ensuring it was an accessible and welcoming space with flexible use. With regards to car parking, it was noted that a wider piece of consultancy work was underway to review arrangements across developments in the borough, the results of which were expected in mid-December. This would ensure a clear, evidence-based steer for parking requirements, and it was also noted that temporary arrangements were also being discussed to ensure that the Hub functioned effectively from the day it opened.

It was agreed:

That the update be noted.

16

EAST LANCASHIRE PAPER MILL SITE UPDATE - PART A

The Committee received a report of the Leader and Cabinet Member for Strategic Growth and Skills regarding the East Lancashire Paper Mill (ELPM) site, the single largest vacant brownfield site for new housing in Bury. This report provided an update and set out changes in the original offer approved by Cabinet, resulting from a change in market conditions and viability appraisals.

Members discussed the report, including the need for sustainable drainage, and it was noted that these discussions were underway with a thorough site investigation taking place. With regards to design details, include layout of parking and availability of 3-4 bedroom houses, it was noted that these details were yet to be developed but could be shared when available. As a principle, a mix of smaller and larger property types was wanted, and work with the developer to this end was underway.

It was agreed:

That the report be noted, and further detail on design and mix of housing type be shared with Committee Members when available.

17

PREVIOUS REPORTS TO CABINET

a 3G ALL WEATHER PITCH REDBANK PF RADCLIFFE

The Committee received a report of the Cabinet Member for Environment, Climate Change and Operations which provided details of a proposed floodlit 3G Football Turf Pitch (FTP) at Redbank Playing Fields in Radcliffe together with associated pavilion, car parking and grass pitch improvements, and set out the details of a funding bid submitted to the Football Foundation.

It was noted that work had continued and the bid submitted, and officers were confident it would be successful but were unable to make a public announcement at this stage. Members expressed their thanks to the officers involved in this project and, in response to questions, it was noted that planning application was anticipated for January, the site would still have space for the carnival and other events, and it was also noted that community groups and local residents had been consulted and every household directly affected had been contacted.

It was agreed:

That the report be noted.

b RELOCATION OF PUPIL REFERRAL UNIT (SPRING LANE SCHOOL) - PART A

The Committee received a report of the Cabinet Member for Children and Young People regarding the relocation of the Pupil Referral Unit. It was noted that since this report had been agreed at Cabinet in September, work and plans had continued and more detail would be available when it reached planning application stage.

It was agreed:

That the report be noted.

c SECONDARY SCHOOL PROVISION IN RADCLIFFE – FINANCIAL APPROVAL TO COUNCIL’S FUNDING OBLIGATIONS – ADDITIONAL SITE COSTS - PART A

The Committee received a report of the Cabinet Member for Children and Young People regarding the delivery of the new secondary school in Radcliffe. It was noted that the DfE was due to award the contract for construction and a project plan with clear and detailed timescales was expected in the next few weeks.

It was agreed:

That the report be noted.

18 ANY OTHER BUSINESS

In response to a Member’s query, it was noted that the Democratic Arrangements Forum had agreed that only certain Committees would be streamed/recorded unless exceptional circumstances applied (i.e. Peer group request or for training needs), but that they could revisit this for the new municipal year.

It was agreed:

That the Democratic Arrangements Forum review which meetings are streamed/recorded for the 2023/24 municipal year.

19 EXCLUSION OF PRESS AND PUBLIC

Decision:

That the press and public be excluded from the meeting under Section 100 (A)(4), Schedule 12(A) of the Local Government Act 1972, for the reason that the following business involves the disclosure of exempt information as detailed against the item.

20 RADCLIFFE HUB MONTHLY DASHBOARD REPORT

The Committee received the latest monthly dashboard report which provided a snapshot of where the project was for the month, including key risks, spend vs forecast, and a budget summary.

21 HUB PROJECT PROGRAMME OVERVIEW

The Committee received a detailed programme overview.

22 EAST LANCASHIRE PAPER MILL SITE UPDATE - PART B

The Committee received a Part B report of the Leader and Cabinet Member for Strategic Growth and Skills regarding the development of the East Lancashire Paper Mill.

23 PREVIOUS REPORTS TO CABINET (PART B PAPERS)

a RELOCATION OF PUPIL REFERRAL UNIT (SPRING LANE SCHOOL) - PART B

The Committee received a Part B report of the Cabinet Member for Children and Young People regarding the relocation of the Pupil Referral Unit.

b SECONDARY SCHOOL PROVISION IN RADCLIFFE – FINANCIAL APPROVAL TO COUNCIL’S FUNDING OBLIGATIONS – ADDITIONAL SITE COSTS - PART B

The Committee received a Part B report of the Cabinet Member for Children and Young People regarding the delivery of a new secondary school in Radcliffe.

COUNCILLOR E O'BRIEN
Chair

(Note: The meeting started at 6.00 pm and ended at 7.20 pm)

The Radcliffe Hub Project

RIBA Stage 3 - Architectural Design Update

Presented by:

Rebecca Lord
Head of Levelling Up Project Delivery
r.lord@bury.gov.uk

Business Growth & Infrastructure

Radcliffe – Hub Project, Design Development

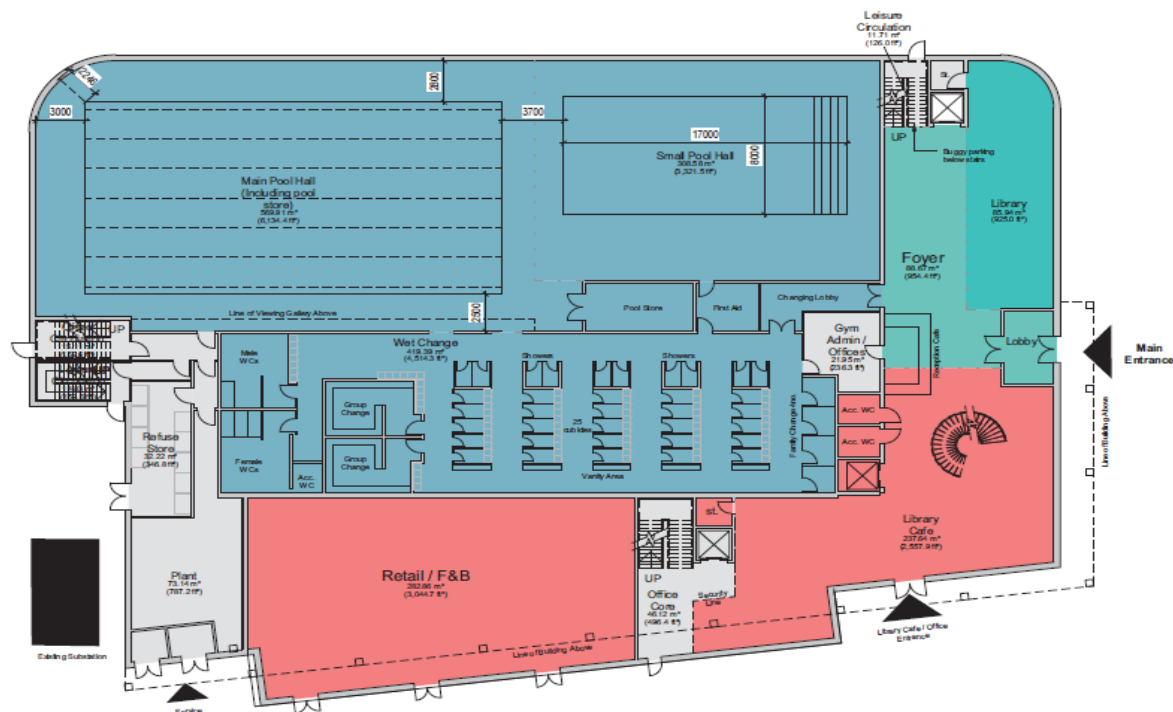
Design Brief:

- **Operational Functionality** – use of space for library, leisure services, MDTs, public realm, community groups and commercial operators
- **Benefits Realisation** – aligned to the Levelling Up Bid BCR and emerging Community Plan
- **Best Practice** – embedding lessons learned for other LA projects, engagement with Sport England, peer review with Places Matter and specialist design consultants
- **Accessibility** – designing out the barriers (statutory requirements & lived experience)
- **Site Constraints** – Condition and ecology surveys, utility services and topography
- **Deliverability** – operating within time constraints, the budget envelope, vacant possession strategy and commercial strategy
- **Community Consultation** – responding to views of local residents, community groups and businesses

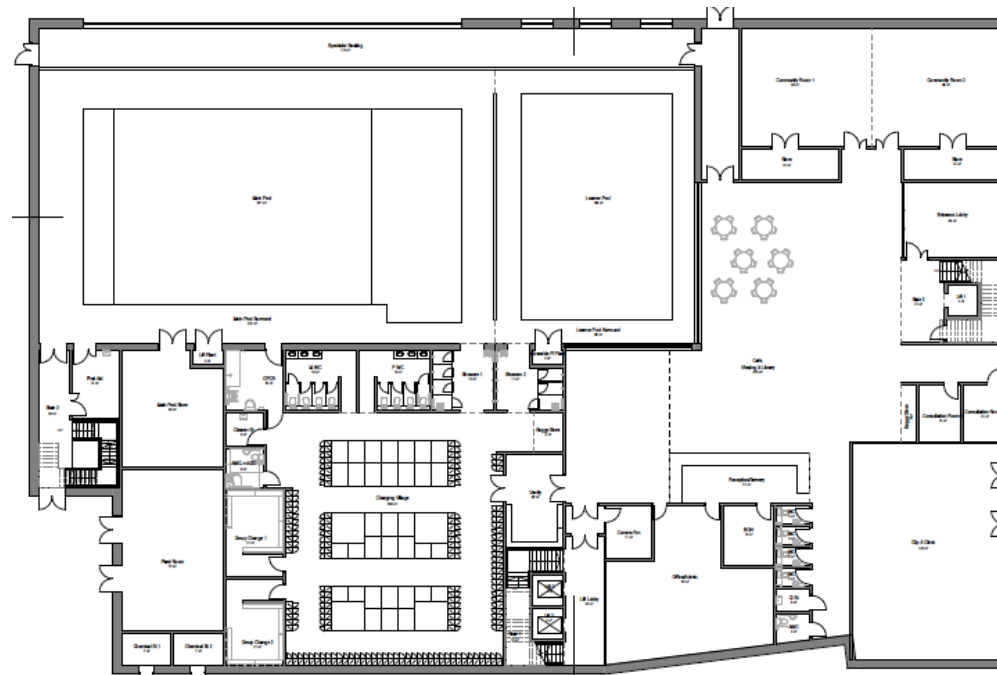
Business Growth & Infrastructure

Development of Design, RIBA 1-2 – Ground Floor

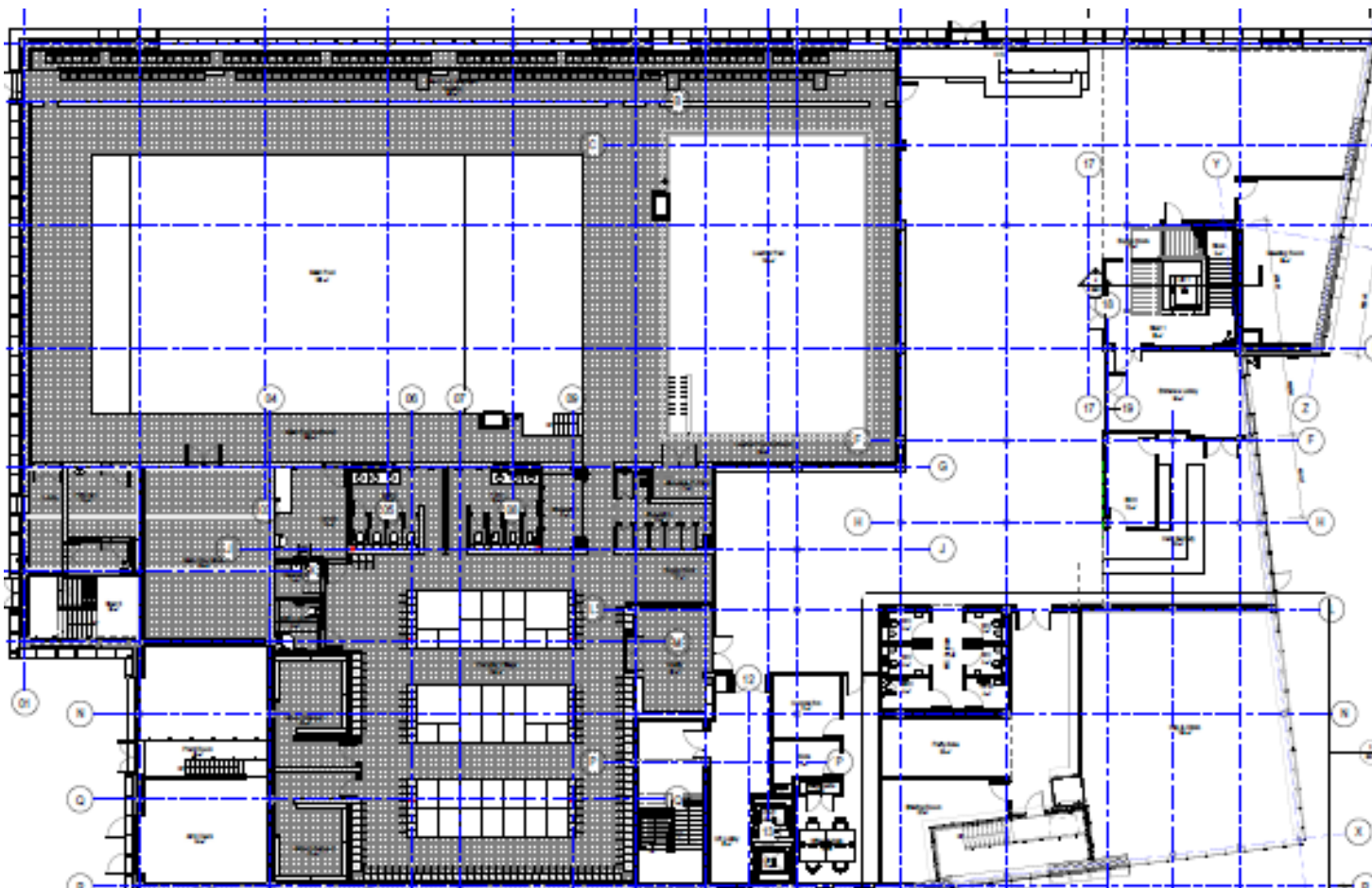
RIBA Stage 1 – Original AEW GF layout



RIBA Stage 2 – Pozzoni GF layout: introduction of community space, climbing facility, pool viewing, poolside seating, shared main entrance, internally operated café



RIBA 3 Pozzoni Design – Ground Floor



Business Growth & Infrastructure

Wet leisure – guided by Sport England, Pozzoni, Devin Consulting, Hannan, AJP. Site visits by Leisure Services to GM facilities. Consultation with RSWP Club

Library – informed by The Design Concept. Site visits by Libraries team to GM facilities. Consultation with community groups
Introduction of children's library. Community space within a dedicated meeting room and open plan offer

Commercial – Clip and Climb facility including activity challenges, H&S briefing area and party room to maximise activity/income. Café to be operated by a 3rd party and to have external and internal access – strong local support from residents. Layout works with levels/topography of site and creates active frontage

Access/Egress & Circulation – Removal of main reception desk and introduction of concierge and self service

Development of Design, RIBA 1-2 - Façade

RIBA Stage 1 – Original AEW Exterior CGI



RIBA Stage 2 – Pozzoni Exterior CGI: responded to revised internal layouts, introduced 'fin detailing and 'statement' architectural features around the Main Entrance, cladding colour to reflect civic status



RIBA 3 Pozzoni Design – Façade



Business Growth & Infrastructure

RIBA Stage 3 – Pozzoni Revised Exterior CGI:
Reduced fin detailing around glazed areas
Increased glazing to climbing wall and first floor Library, ground floor Library and first floor gym
Introduction of muted cladding colour pallet and dual use of colours
Removal of architectural detailing around the Main Entrance to improve visibility and wayfinding

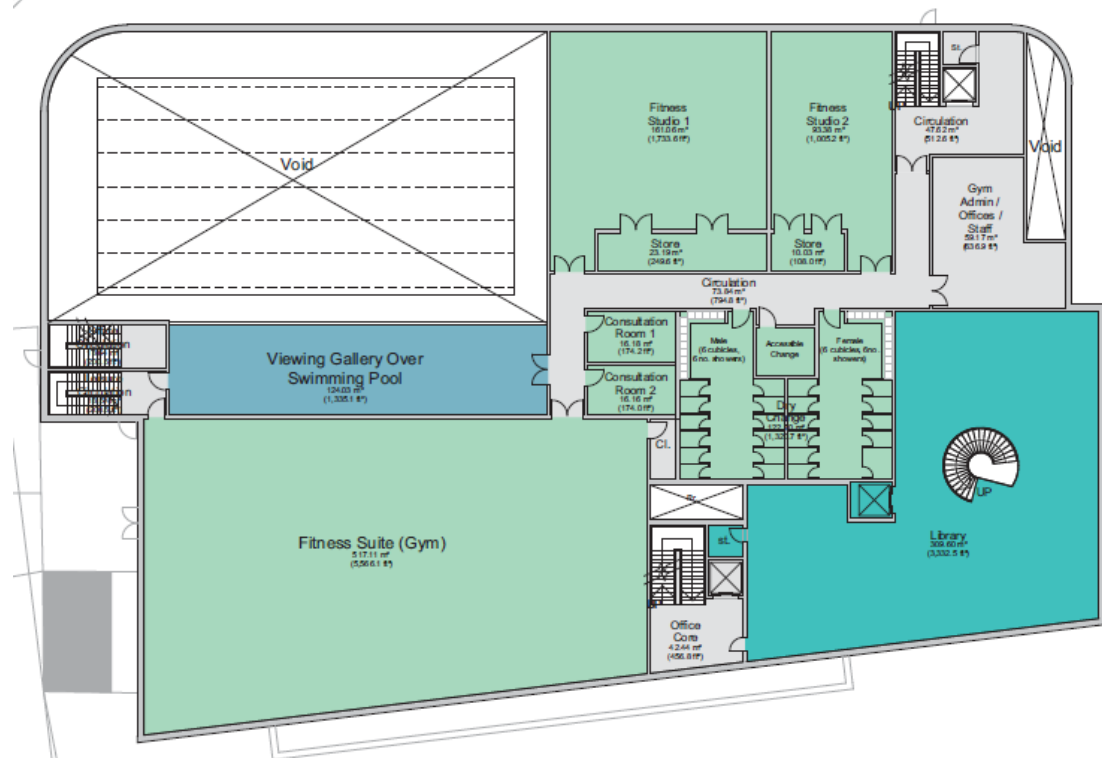
Feedback from community consultation has driven the above mentioned changes. Saw tooth detailing of roof parapet would impede PV array and add significant cost to roof and has therefore not been instructed.
Updated CGI was well received locally, with broad support expressed.

RIBA 3 Pozzoni Design – Façade

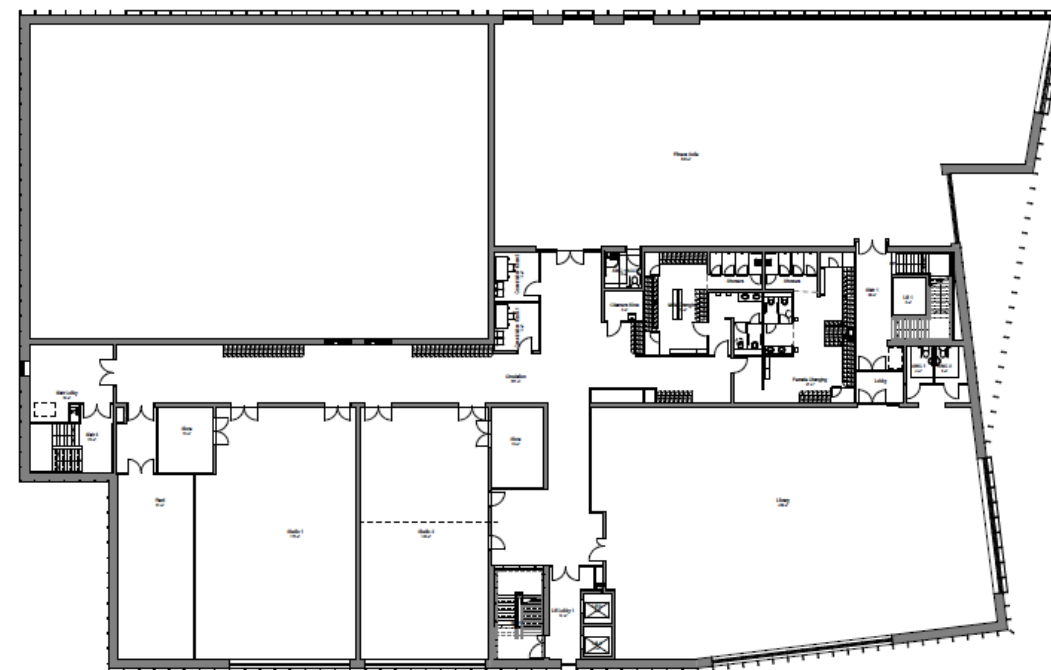


Development of Design, RIBA 1-2 – First Floor

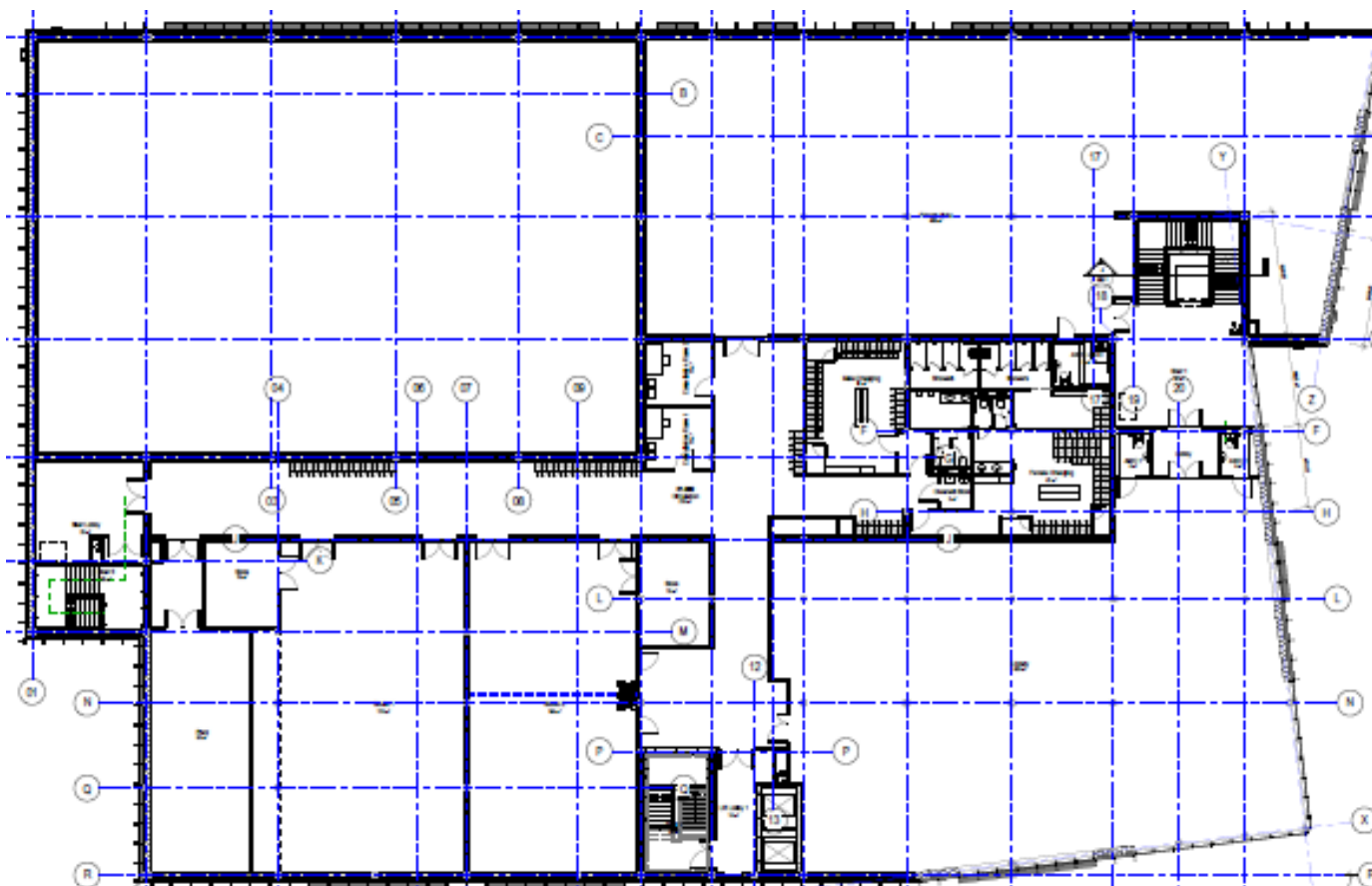
RIBA Stage 1 – Original AEW FF layout



RIBA Stage 2 – Pozzoni FF layout: increased floor space for the Library and removal of spiral stair detail, gym and studios re-orientated to aid active frontage, relocation of lift and stair core



RIBA 3 Pozzoni Design – First Floor

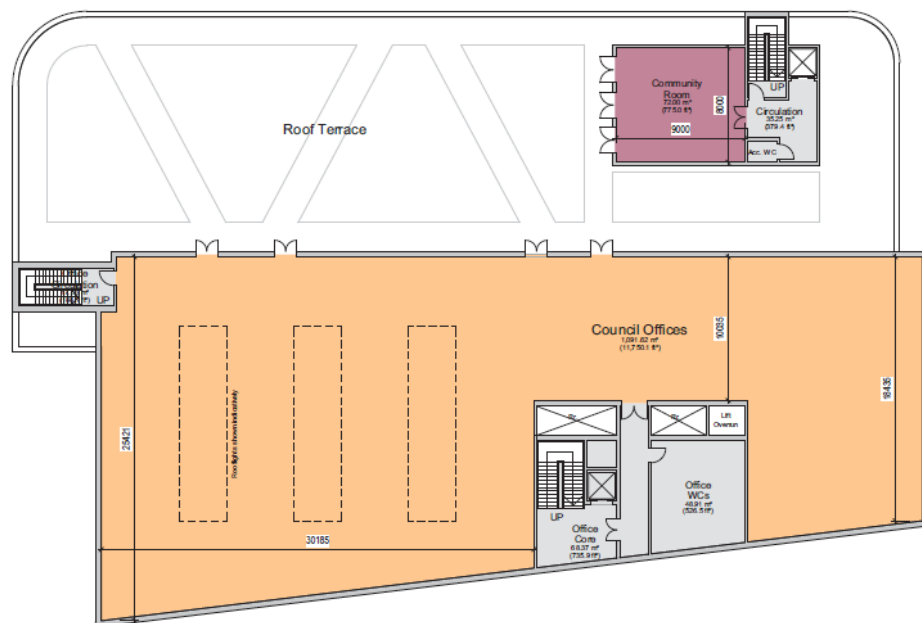


Dry leisure – guided by Sport England, Pozzoni, Hannan, AJP and Matrix. Site visits by Leisure Services to GM facilities. Live well and health programmes informing layout

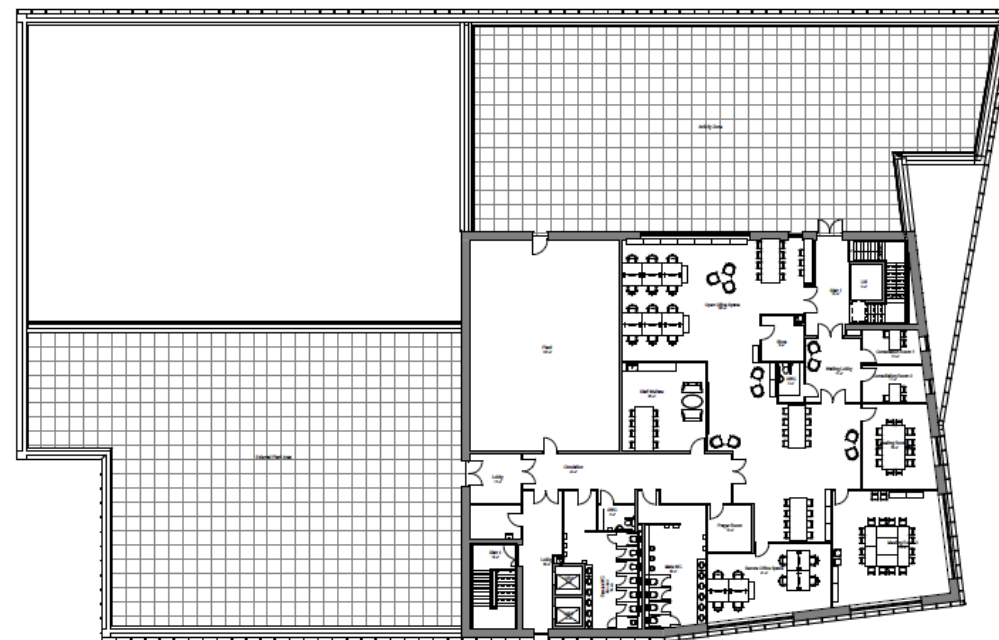
Library – informed by The Design Concept. Site visits by Libraries team to GM facilities. Consultation with community groups

Development of Design, RIBA 1-2 – Second Floor

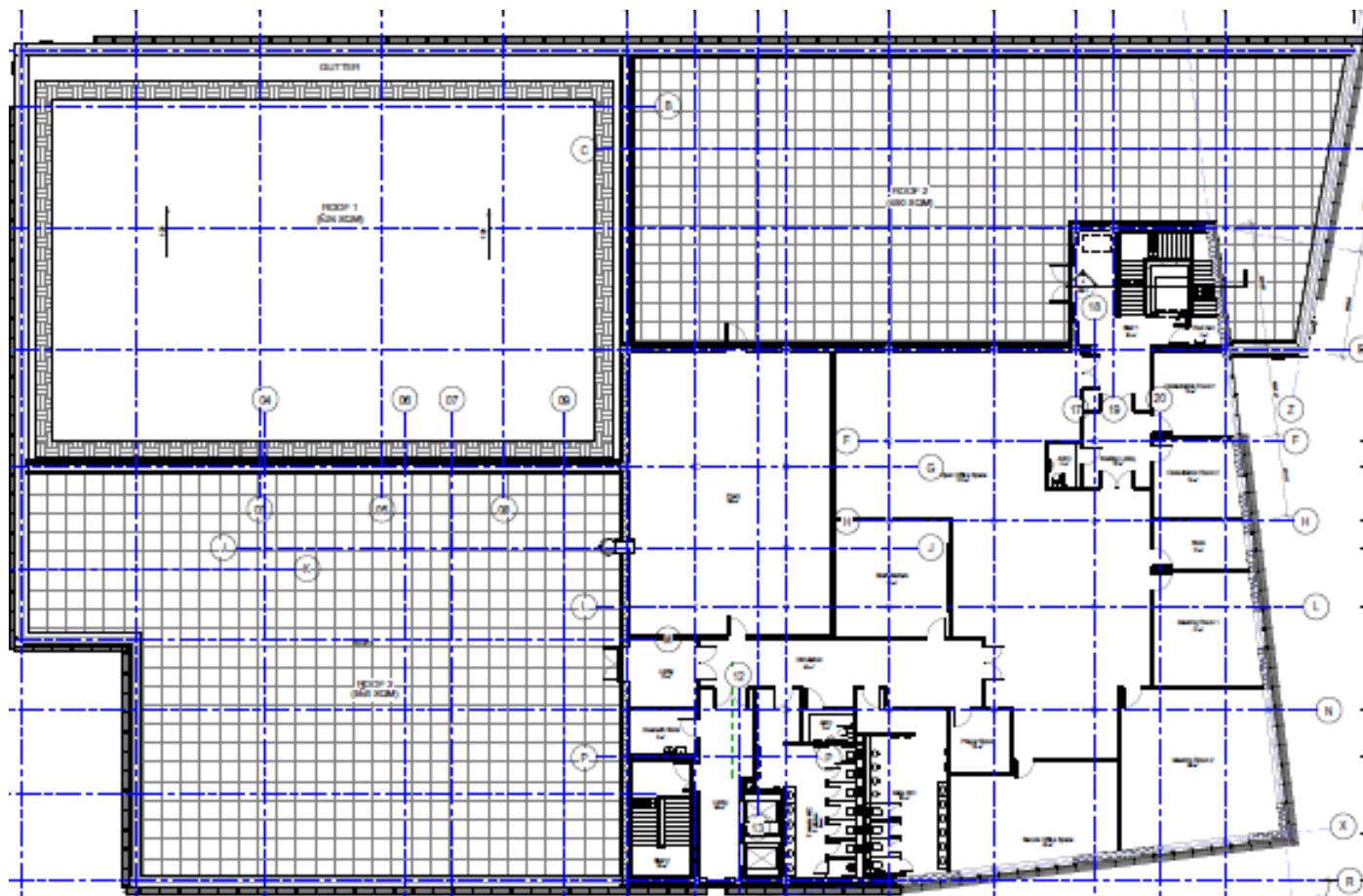
RIBA Stage 1 – Original AEW SF layout



RIBA Stage 2 – Pozzoni SF layout: reduction in size of office accommodation, removal of community room



RIBA 3 Pozzoni Design – Second Floor



Dry leisure – introduction of outdoor activity space, layout informed by Matrix. Site visits by Leisure Services to GM facilities.

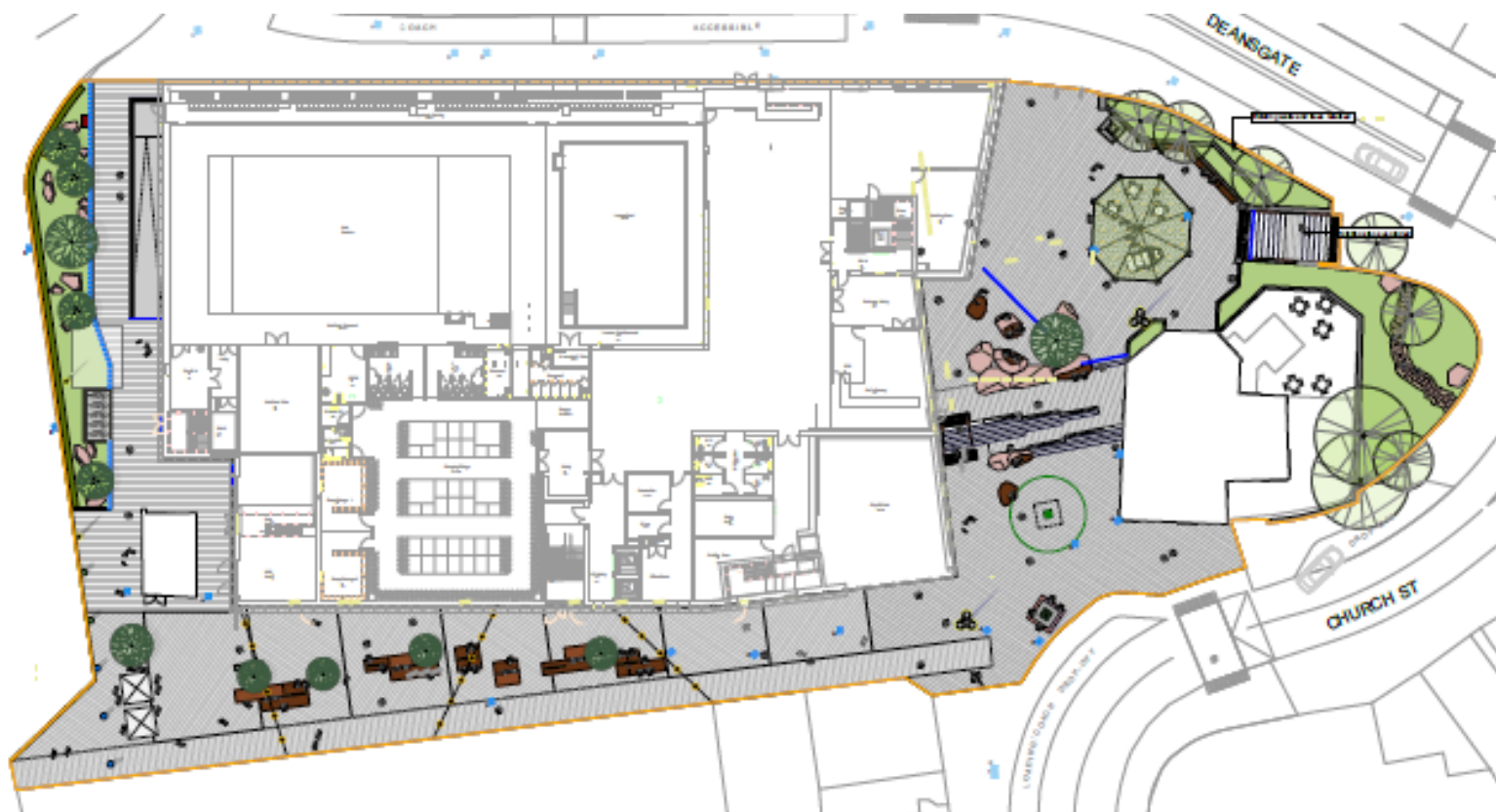
MDT Office Accommodation – informed by consultation with MDT's, introduction of prayer room. Current review of meeting rooms and how they might be publicly accessible for ALS

RIBA 4 Hub - Ongoing Design Considerations

- Capital bid for FF&E – develop all procurement activity to spec, source, procure and install
- Formalise contractual agreement between Operations and Clip and Climb, and procurement of continued design, installation and FF&E
- Procurement of café operator
- Agree layouts with Design Concept and Matrix
- Approve technical specifications for all M&E, fire safety, security, ICT infrastructure
- Ensure Equality Impact Assessment captures both design and operational management responses to identified risks
- Ensure MDT accommodation captures the required departments and services
- Choosing branding, logo and name
- Commissioning artworks

Business Growth & Infrastructure

RIBA 3 Planit Design – Public Realm



Business Growth & Infrastructure

Developed with Landscape architect, Street Scene Team and feedback from local community and peer review

Key Features:

Retaining the bandstand, memorial stone and relocating the clock tower

Increasing areas to sit/rest/dwell

Increasing soft landscaping, reflecting local themes and ensuring ease of maintenance

Significant volume of response from local consultation on ensuring these spaces are well maintained, accessible and activity is programmed.

RIBA 4 Public Realm - Ongoing Design Considerations

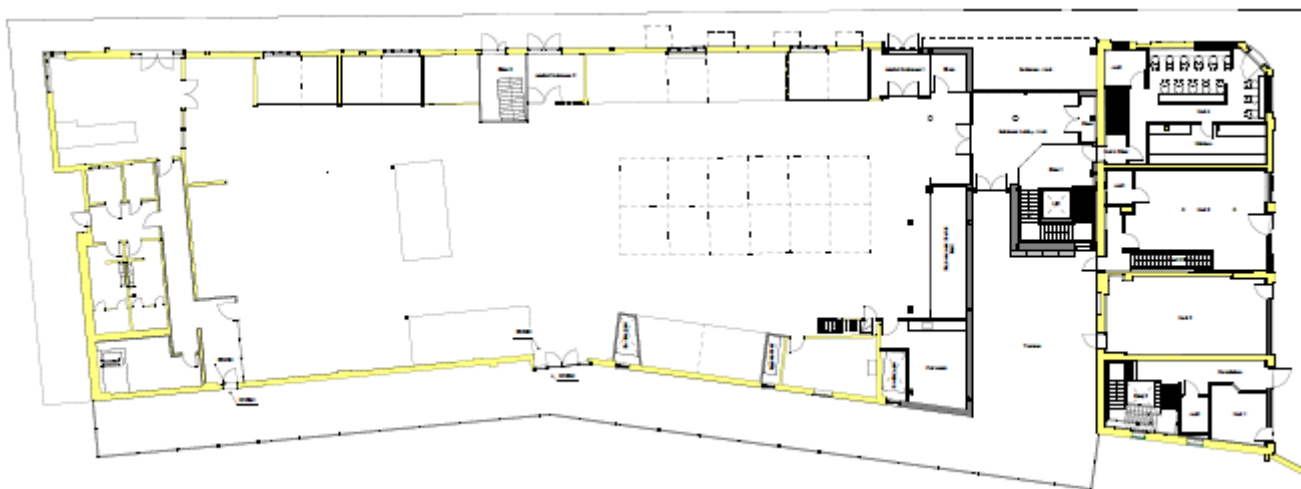
- Review and agree maintenance requirements
- Review and agree management – licencing, cultural activity, programming responsibility

RIBA 3 Pozzoni Design – Radcliffe Market



Basement level: includes events space (with bar server) designed to accommodate up to 270 people, with supporting ante room that can also be used independently, WCs and CPWC and storage space

Access via a new lift and stair core that will serve all floors of Market Chambers and the Basement level of the Market



At ground floor: a new entrance to the Market will lead to a outdoor terraced area and balcony, which runs along the external elevation of the Market overlooking the River Irwell. Internal modifications to the Market include relocation of pot wash facilities and retail units, and introduction of doors from the main Market Hall onto the balcony, and fire escape stair from the Basement level

RIBA 3 Pozzoni Design – Market Chambers

Commercial Spaces:

Ground floor – four retail units, unit 3 to be leased by Shades of Sentiment (relocated from South Block)

Strong local support for a retail offer in the town centre and F&B offer

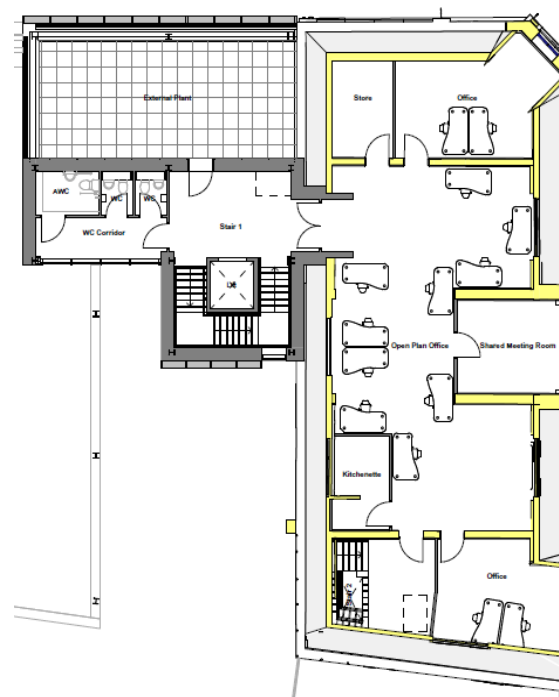
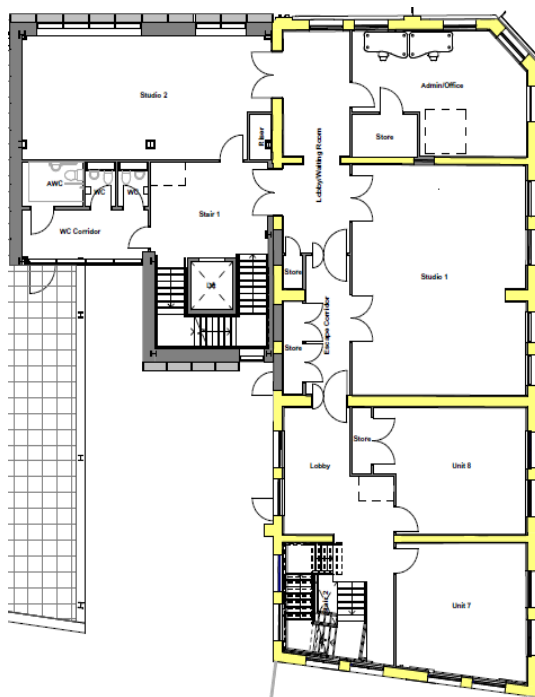
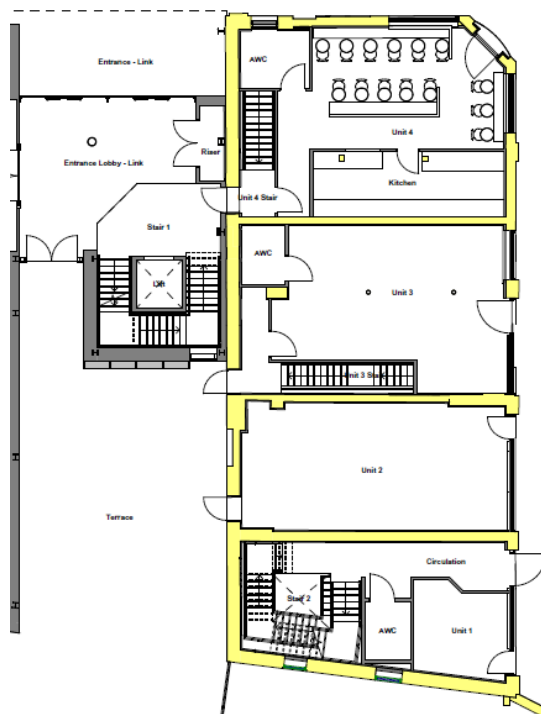
First Floor – to be leased by Freak Dance (relocated from South Block)

Second Floor – commercial office accommodation. Interest has been expressed by a local charity to lease the whole top floor

Ground Floor

First Floor

Second Floor



RIBA 4 Market & Market Chambers - Ongoing Design Considerations

- Procurement of Market Operator
- Secure commercial tenants for units within Market Chambers
- Approve technical specifications for all M&E, fire safety, security, ICT infrastructure
- Ensure Equality Impact Assessment captures both design and operational management responses to identified risks
- Ensure that an operational commercial strategy is aligned with a business plan for these spaces

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Date	Activity	Duration
December 22 – 12 th May 23	Asbestos Removal	22 weeks
5 th December – 8 th May 23	Section 185 Diversions (UU) Preparation/submission/approval – Section 185 Procurement Street works Licenses	19 weeks
3 rd April 23 – 9 th June 23	Utility Diversion works Power, Water, Gas, BT, other comms	9 weeks
3 rd April 23 – 9 th June 23	Demolition Works - Preparation/submission/approval – Section 80	9 weeks (6 weeks of which is approval)
12 th June 23 – 8 th September 23	Demolition Works	13 weeks
15 th May 23 – 9 th June 23	Site Clearance	4 weeks
3 rd April 23 – 14 th July 23	Radcliffe Market Temporary Works	14 weeks
17 th April 23 – 9 th June 23	EA permit - Preparation/submission/approval, RMAS and protection measures	8 weeks
8 th May 23 – 7 th July 23	Market Chambers Structural Repairs	9 weeks



Service Diversion Map

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27/09/22



River Irwell Pocket Park

Vision Document

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01

Introduction

Project Overview and Vision

The aim of this document is to set out proposals for a new pocket park in the heart of Radcliffe town centre which will meet the needs of the local community and enhance the use of the adjacent River Irwell.

The site is ideally situated at the centre of Radcliffe with furniture, planting and hard surfacing now in poor condition, contributing to its lack of use. The following pages will discuss the current site's condition, strategic location and outline the key design drivers and how they can be used to create a meaningful space for the local community.



The existing site



The existing site



Site location in wider context

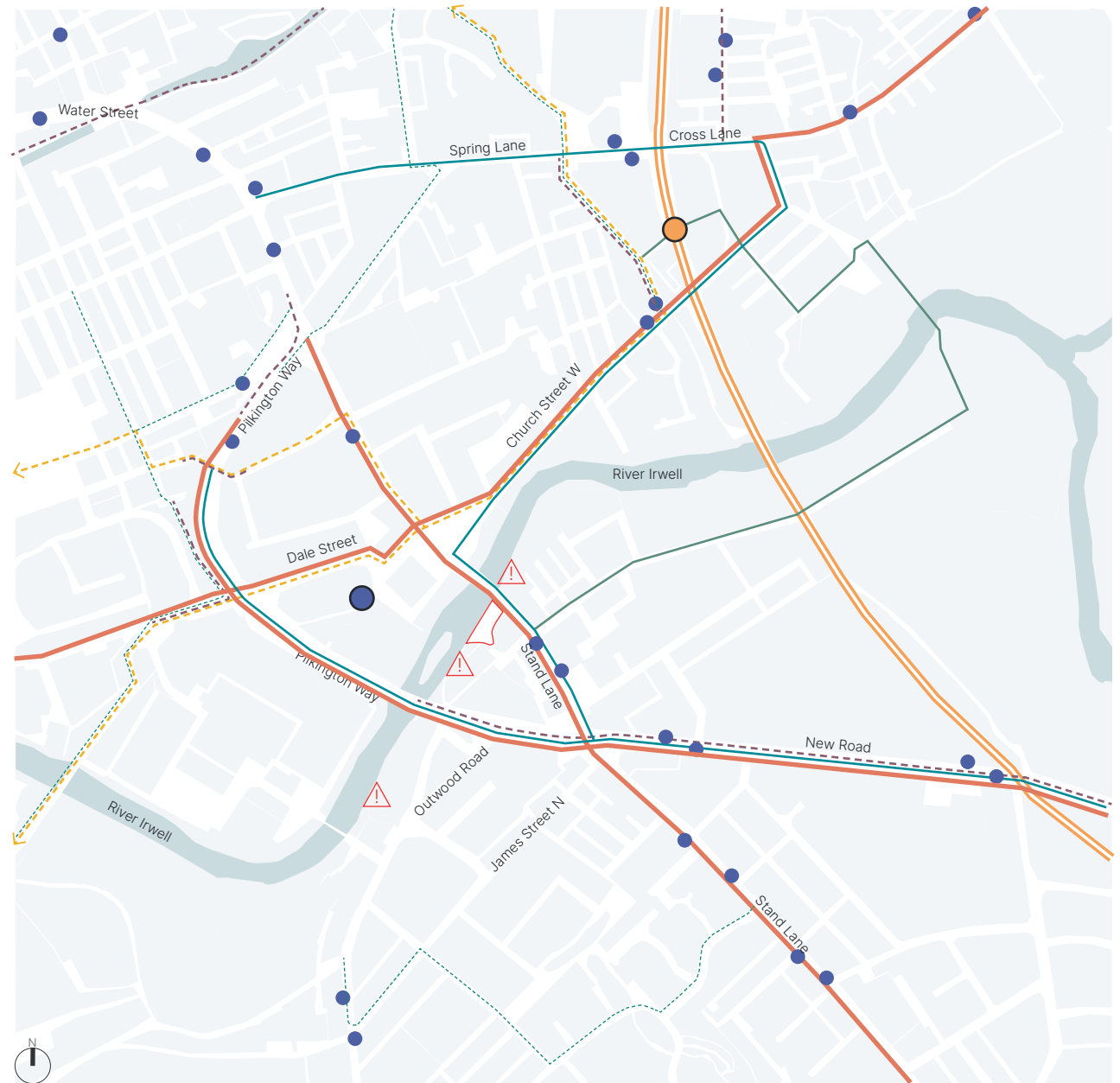
Public Transport and Pedestrian Routes



Design Consideration:

- Reinforce and create pedestrian links to allow for easy and enjoyable movement through Radcliffe

Key	
	Site
	Tram Line
	Tram Stop
	Bus Station
	Bus Stop
	Main Pedestrian Routes
	Cycle network (Tfgm)
	Cycle Network (Sustrans)
	Bee Network (confirmed Infrastructure)
	Bee Network (proposed)
	Busy Beeways
	No pedestrian access to River Irwell



Land Use and Town Centre Facilities

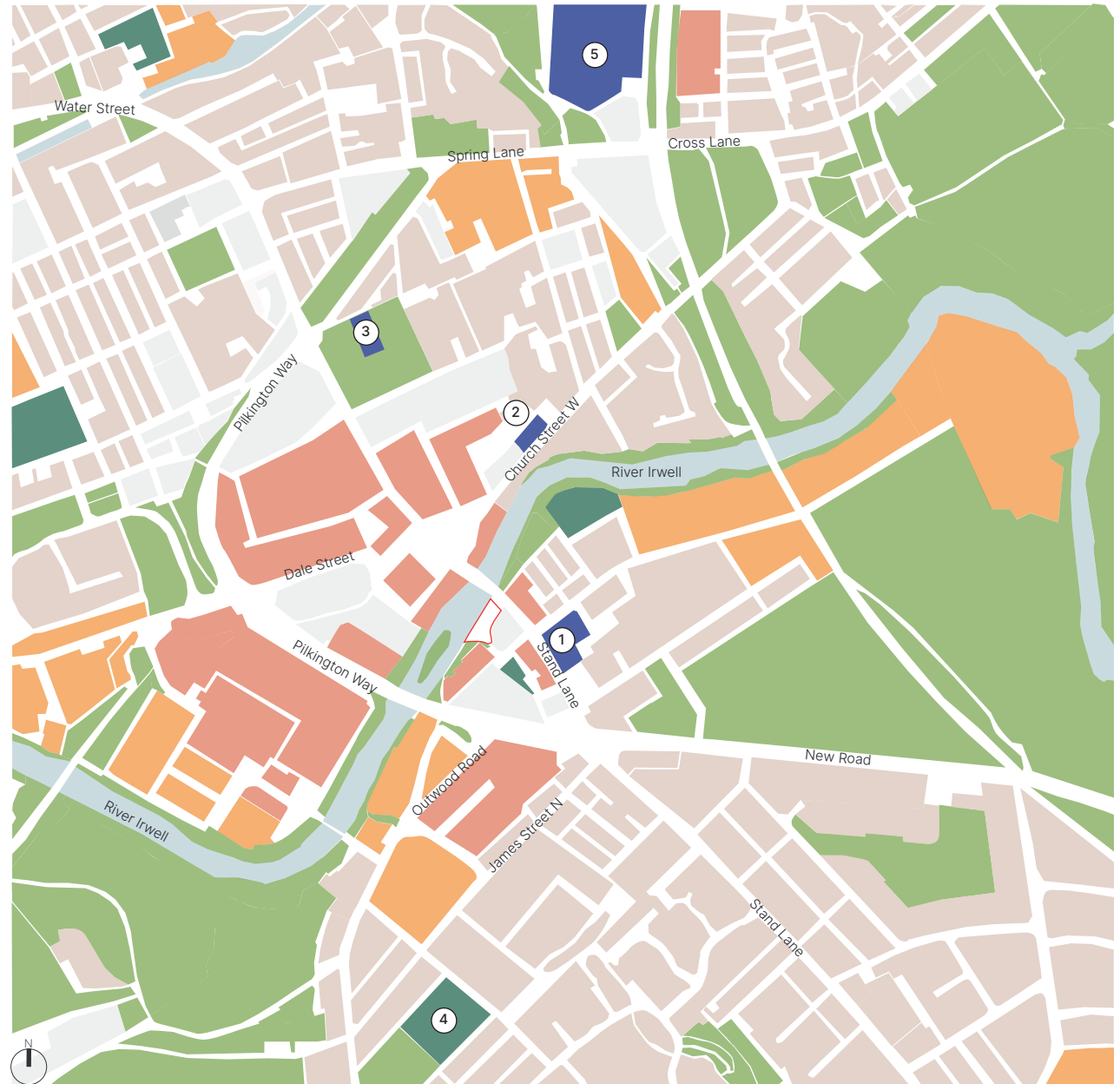


Design Consideration:

- Use the pocket park's central location to provide community and green space which is not found centrally elsewhere.

Key

	Site
	Residential
	Retail & Leisure
	Industrial
	Education & Child Care
	Green Space
	Car parking & empty
	Community Facilities
	1 Library
	2 Medical Centre
	3 St. John's Primary School
	4 St. Thomas and St. John's Primary School
	5 Temporary Leisure Centre



Green and Blue Space



Design Consideration:

Increase the amount of everyday access to nature in the town centre, and enhance the River Irwell to enjoy the benefits of access to water.

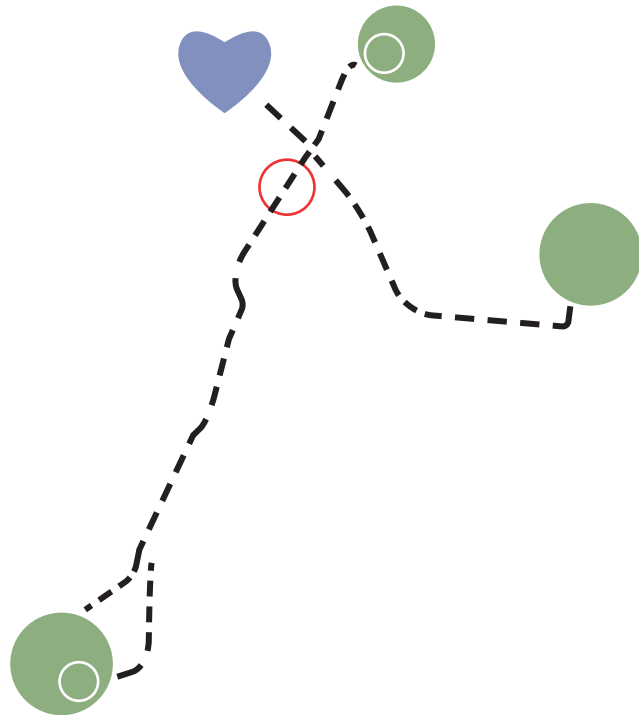
Key

- Site
 - River Irwell
 - Manchester Bolton and Bury Canal
 - Public Park/Meadow
 - Peripheral green spaces
 - School Green Space
 - Sport pitches
 - Woodland/Trees
 - Community group
- ① Outwood Country Park
 - ② Coronation Park
 - ③ Radcliffe Skatepark
 - ④ Festival Gardens
 - ⑤ Radcliffe Ees
 - ⑥ King George V Playing Fields

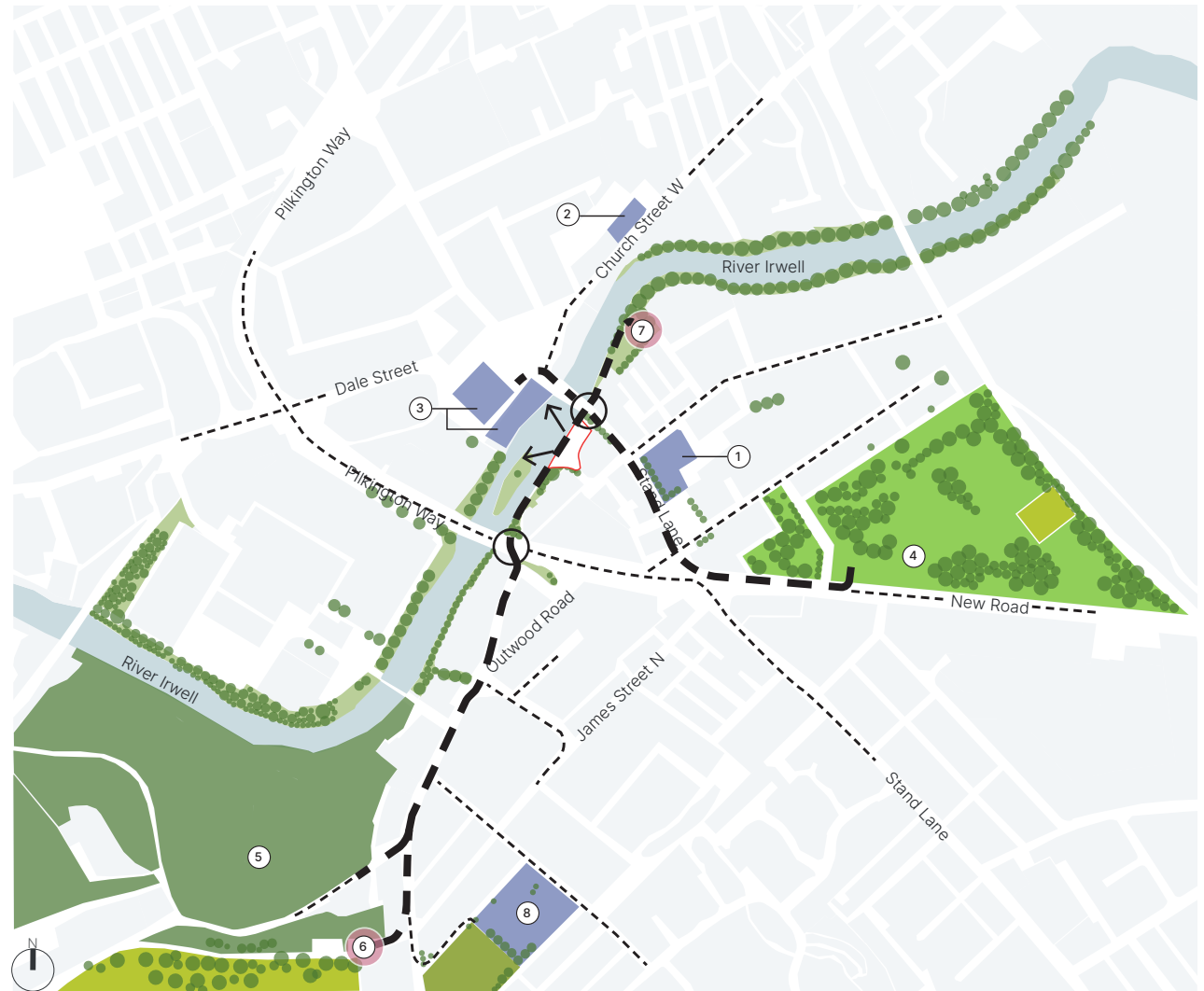


Making the Connection

To reinforce pedestrian movement, create a green community space and increase access to everyday nature we propose a route through the heart of Radcliffe along the River Irwell connecting to existing community spaces, and with the River Irwell Pocket Park in the centre.



Route concept diagram



Key

- Site
- ← Key Views
- Improved/New Crossing Points
- Radcliffe Route

- Wider Connections
- ① Radcliffe Library
- ② Medical Centre
- ③ Radcliffe Market and Hub

- ④ Coronation Park
- ⑤ Outwood Country Park
- ⑥ Incredible Edible
- ⑦ Community Garden
- ⑧ St. John's Primary School

02

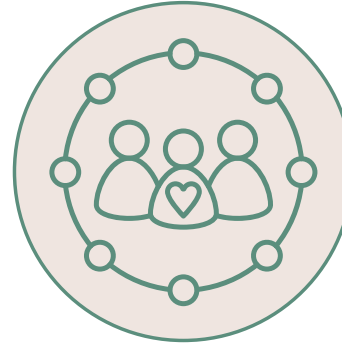
The Vision

Vision Drivers



Ecology

Improving access to everyday space, enhancing existing ecological habitats and nature educational opportunities.



Community

Provide a new community space for the people of Radcliffe to take ownership of, connecting and enhancing existing community spaces



Play

Create opportunities for play along the route and at key hubs with playful, engaged design features considered throughout

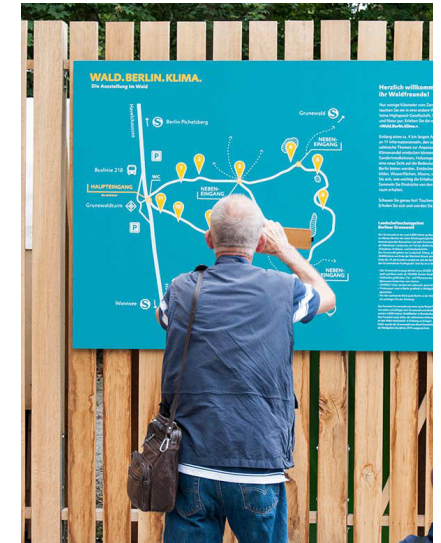
Ecology



Ecological features will include opening up access to the River Irwell, planting species along the river and green spaces to improve habitats and engaging the local community with making days and way finding.



Pollinator friendly species and bug boxes made by the local community



Nature route signage and education



Mill River Park transformed riverside



Otter habitat and foraging priority



Floating reedbeds to improve habitats

Community

Community features will be locally commissioned artwork to reflect Radcliffe's identity, community growing spaces, educational opportunities to learn about food and communal seating to allow visitors to meet.



Community allotment space and maintenance teams



Food education opportunities



Local artist artwork



Communal/ampitheatre seating



Community allotment space

Play

Play will be brought to the route through features such as inclusive play equipment, bright tones along streets and hard spaces, musical and textured panels and soft grass mounding to clamber.



Musical play element



Musical play element



Soft grass mounding



Bright coloured games painted on the ground







Wheel chair friendly roundabout

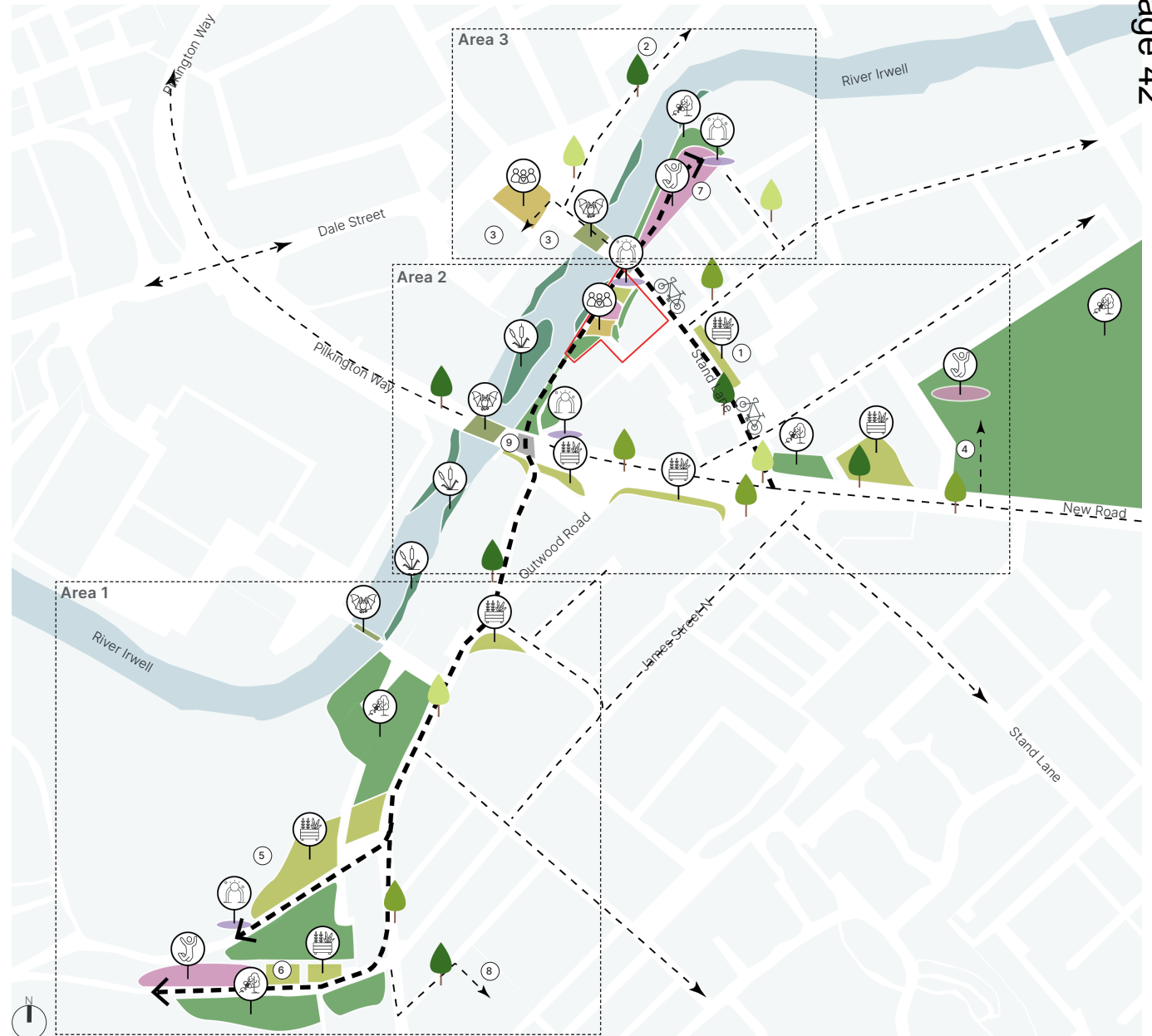
03 The Route

Radcliffe Route

The adjacent diagram shows the Radcliffe Route, its proposed ecological, playful and community elements and connections to existing local features.

Key

- Site
- Radcliffe Route
- Wider Connection
-  Woods Improvement
-  Bird & Bat Boxes
-  River Improvement
-  Community Artwork
-  Play Facilities
-  Community Growing
-  Community Meeting
-  Street Tree/Planting
-  1 Radcliffe Library
-  2 Medical Centre
-  3 Radcliffe Market and Hub
-  4 Coronation Park
-  5 Outwood Country Park
-  6 Incredible Edible
-  7 Community Garden
-  8 St. Johns Primary School
-  9 Improved Crossing



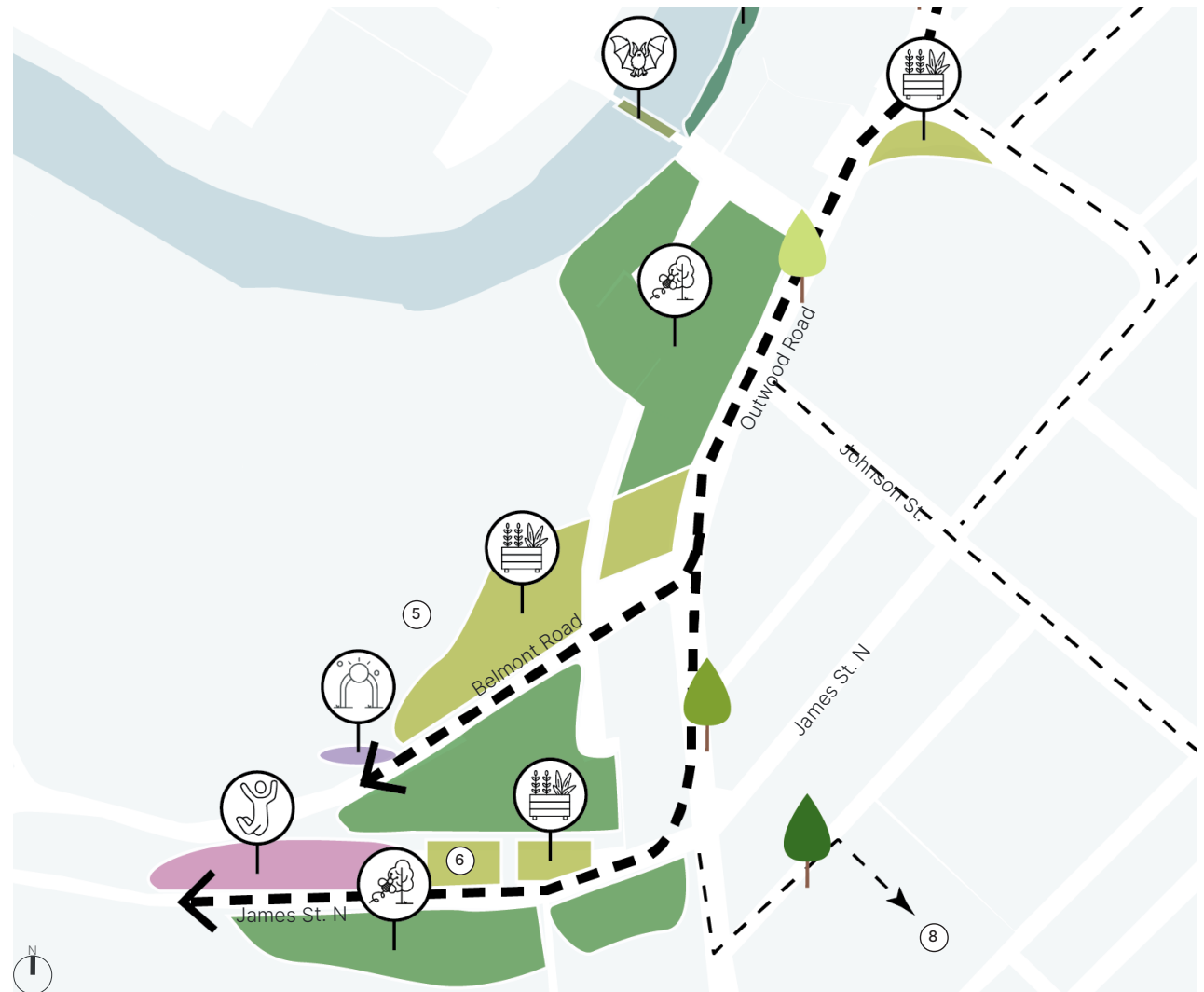
Area 1

The start of the route at Outwood Country Park is signposted with community artwork, will provide plentiful space for play equipment and build upon the existing community of Incredible Edible.

Woodland and existing green space habitats in the Country Park and towards the River Irwell will be improved for local noted species.

Where possible along the roads street trees will be proposed and areas of unused peripheral green space given back to the local community for growing.

- Key**
- Site
 - Radcliffe Route
 - Wider Connection
 - 🌳 Woods Improvement
 - 🦋 Bird & Bat Boxes
 - 🌊 River Improvement
 - 🎨 Community Artwork
 - 👤 Play Facilities
 - 🌱 Community Growing
 - 👥 Community Meeting
 - 🌳 Street Tree/Planting
 - 1 Radcliffe Library
 - 2 Medical Centre
 - 3 Radcliffe Market and Hub
 - 4 Coronation Park
 - 5 Outwood Country Park
 - 6 Incredible Edible
 - 7 Community Garden
 - 8 St. Johns Primary School
 - 9 Improved Crossing











Area 2

The central site will contain community space, artwork to signify the key part of the Route and overlook the River Irwell's river habitat improvements.

Pedestrian access will be reinstated along the River Irwell allowing access to the river's nature as a forging route for key species, and giving a car-free route back to pedestrians to enjoy.

Street trees and the reinforcement of peripheral and existing green space will enhance the route adjacent to local community assets such as the library and Coronation Park.

- Key**
- Site
 - Radcliffe Route
 - Wider Connection
 -  Woods Improvement
 -  Bird & Bat Boxes
 -  River Improvement
 -  Community Artwork
 -  Play Facilities
 -  Community Growing
 -  Community Meeting
 -  Street Tree/Planting
 - ① Radcliffe Library
 - ② Medical Centre
 - ③ Radcliffe Market and Hub
 - ④ Coronation Park
 - ⑤ Outwood Country Park
 - ⑥ Incredible Edible
 - ⑦ Community Garden
 - ⑧ St. Johns Primary School
 - ⑨ Improved Crossing











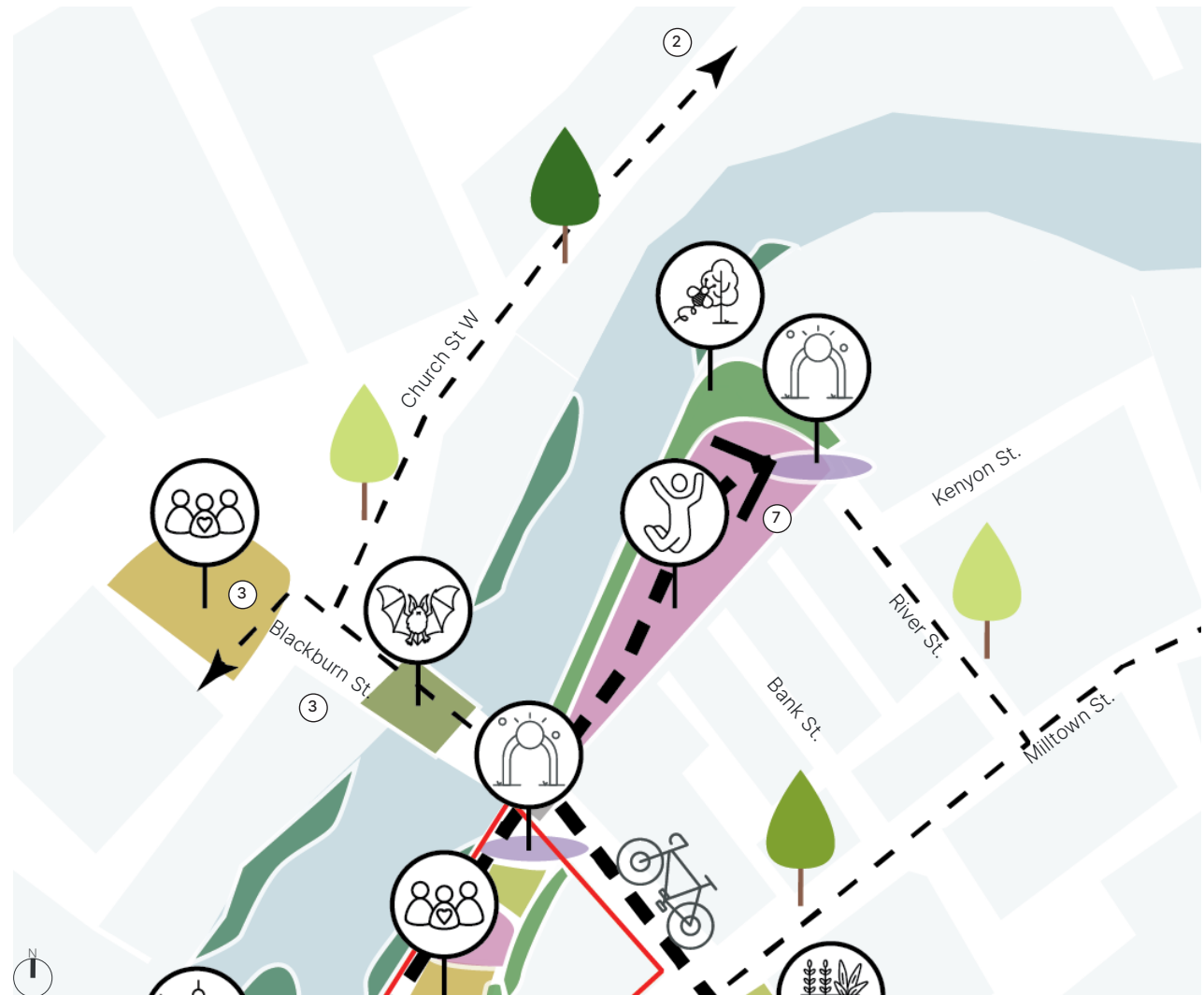
Area 3

The Route will end at one the existing community spaces marked by locally commissioned artwork adjacent to which a play space will be located.

The River Irwell will be enhanced by habitat improvements such as floating reedbeds and engaging tree growth, with adjacent woodland enhanced for foraging species.

Links to community assets such as the medical centre and Radcliffe Market will be part of the wayfinding and signage strategy with street tree proposals

- Key**
- Site
 - Radcliffe Route
 - Wider Connection
 -  Woods Improvement
 -  Bird & Bat Boxes
 -  River Improvement
 -  Community Artwork
 -  Play Facilities
 -  Community Growing
 -  Community Meeting
 -  Street Tree/Planting
 - ① Radcliffe Library
 - ② Medical Centre
 - ③ Radcliffe Market and Hub
 - ④ Coronation Park
 - ⑤ Outwood Country Park
 - ⑥ Incredible Edible
 - ⑦ Community Garden
 - ⑧ St. Johns Primary School
 - ⑨ Improved Crossing



04

River Irwell Pocket Park

Central Current Site Conditions

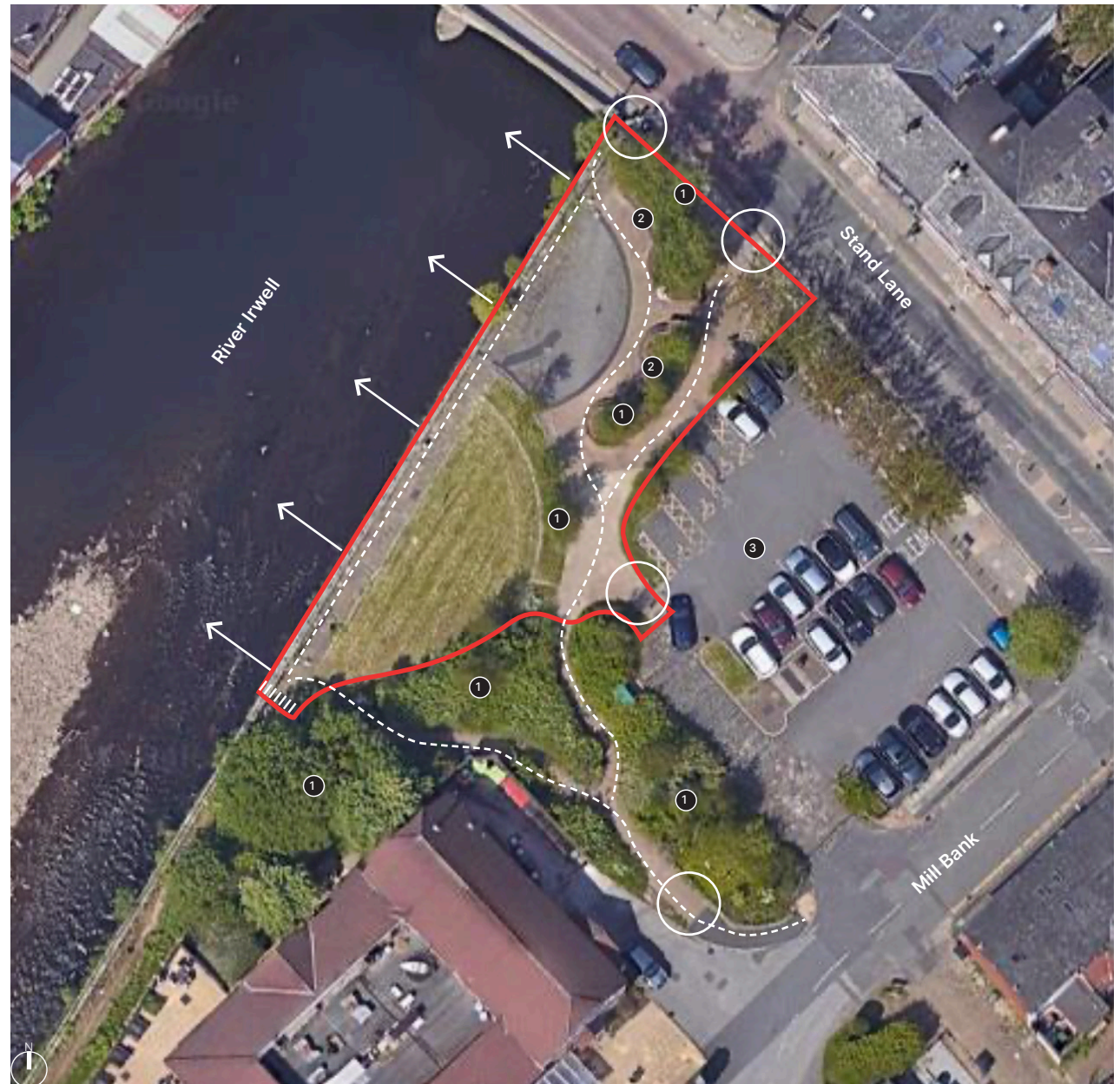
The site has several existing features which will be considered as part of the design.

Primary access is found at two points on Sand Lane, Mill Bank and via the car park to the south. Multiple entrance points allow high permeability, however the lack of access along the river results in a dead end and forces pedestrians to travel through car parks or along busy roads.

Wide, open views across River Irwell where several local species such as kingfishers and otters forage provide opportunity for education and enjoyment of the river. Trees throughout the site of general good quality, with planting lacking in maintenance, but both contributing the habitats and ecology of the area.

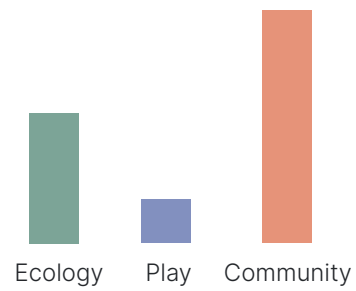
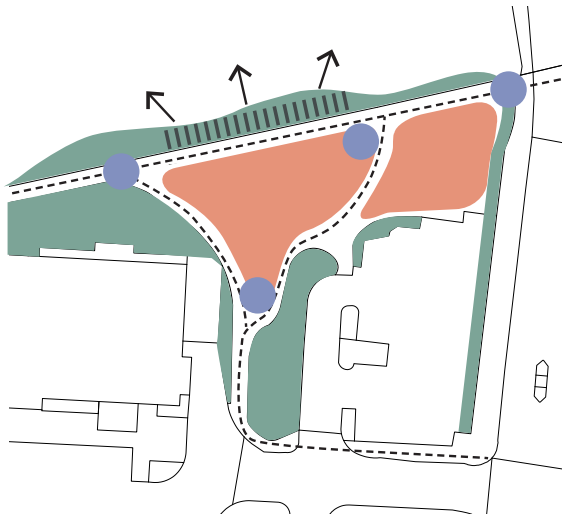
Finally, the car park to the south of the site is heavily used and restricts increasing the site boundary, but does provide access for those using accessible parking bays.

- Key**
- Site boundary
 - ← Views across the river
 - Entrances
 - ↔ Routes through the site
 - Lack of access along river edge
 - 1 Existing trees
 - 2 Poor quality seating
 - 3 High use car park

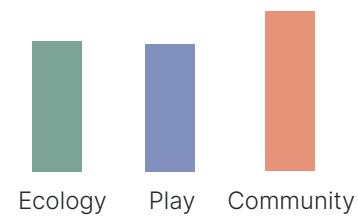
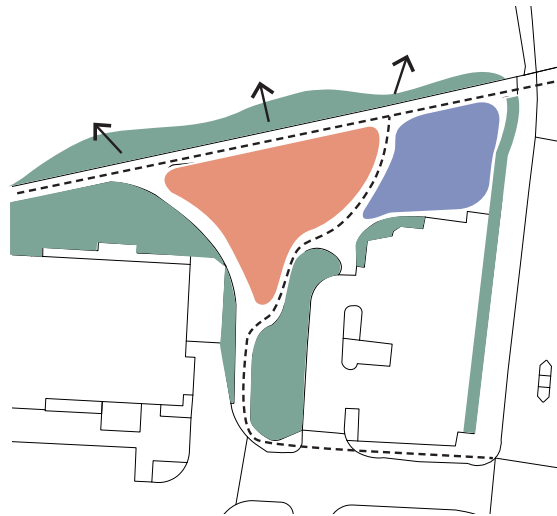


Spatial Arrangement

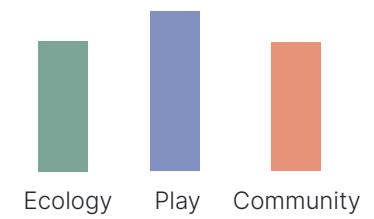
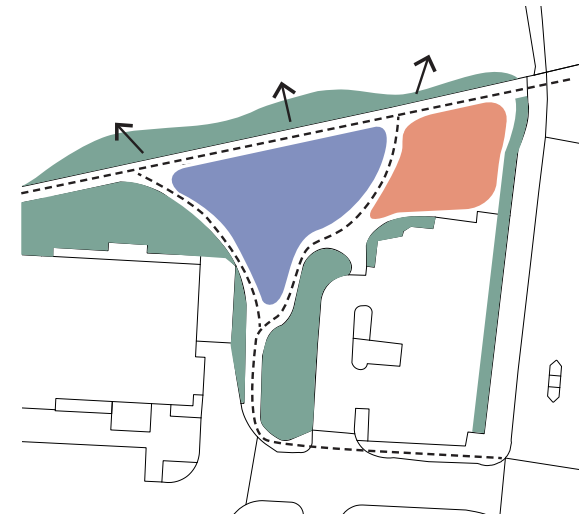
Option 1



Option 2



Option 3



Option 1



- ① Community artwork way finding totem
- ② Sound play speaker
- ③ Mounded planting
- ④ Floating reedbeds and vegetation habitats
- ⑤ Community veg growing boxes
- ⑥ Existing trees retained
- ⑦ Inground trampoline
- ⑧ Elevated timber platform with telescope, seating and ecology information board
- ⑨ Lawn with amphitheatre style seating
- ⑩ Sound play pannels
- ⑪ Resin bound gravel
- ⑫ Existing river wall
- ⑬ Bird/bat boxes
- ⑭ Hedging



Option 2



- ① Community artwork way finding totem
- ② Sound play speaker
- ③ Mounded planting
- ④ Floating reedbeds and vegetation habitats
- ⑤ Sound play pannel
- ⑥ Spinner
- ⑦ Wheelchair friendly roundabout
- ⑧ In ground trampoline in lawn
- ⑨ Community veg grow boxes
- ⑩ Resin bound gravel
- ⑪ Existing river wall
- ⑫ Bird/bat boxes
- ⑬ Existing trees retained
- ⑭ Hedging



Option 3



- ① Community artwork way finding totem
- ② Mounded planting
- ③ Floating reedbeds and vegetation habitats
- ④ Community veg grow boxes
- ⑤ Sound play speaker
- ⑥ Spinner
- ⑦ Sound play pannel
- ⑧ In ground trampoline in lawn
- ⑨ Wheelchair friendly roundabout
- ⑩ Resin bound gravel
- ⑪ Existing river wall
- ⑫ Bird/bat boxes
- ⑬ Existing trees retained
- ⑭ Hedging



Play Equipment Exercise

The adjacent plan demonstrates the lack of space available if a basic set of play equipment is placed in the scheme. Circulation, community and ecological needs are not met in the space.



05

Next Steps

Consultation

The following community groups will be consulted to gain opinions and views in the Radcliffe Route and options for the central site.

- Local community allotment and growing groups.
- Local schoolchildren and educators.
- Local residents and volunteer groups.
- Local stakeholders and businesses.



Stakeholder engagement



Opinions on design features



Wider community opinions

Workshops and Placemaking

To allow the local community to be involved in the decision making and build of the Route and central site the following workshops and making events are proposed:

- Community and volunteer planting days.
- Bird and bat box making days.
- Local artwork integration.
- Local guides and knowledge sharing days.



Community and volunteer planting



Knowledge from local guides and ecologists



Making bird and bat boxes with local schools

Leeds

+44 (0)113 824 6413

Liverpool

+44 (0)151 363 1230

London

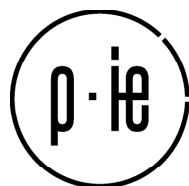
+44 (0)207 253 5678

Manchester

+44 (0)161 928 9281

Standish

+44 (0)145 360 7080





Classification: Open	Decision Type: Key
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Report to:	Radcliffe Cabinet Committee	Date: 01 February 2023
Subject:	Car Parking Update	
Report of	Leader and Cabinet Member for Strategic Growth and Skills	

Summary

The Council is keen to promote sustainable developments, with an emphasis on sustainable transport and the use of public transport.

It is considered that the proposed Hub building is in a sustainable location, within the heart of Radcliffe Town Centre and within walking distance of both Radcliffe bus station and Radcliffe Metrolink stop. It is hoped that those visiting the Hub and Radcliffe Town Centre will travel to the town via public transport or by walking and cycling.

Given the sites sustainable location, it is not proposed that any additional car parking will be specifically provided within the planning application for the hub, apart from disabled bays. Instead, it is proposed, as part of the implementation of the wider Radcliffe Strategic Regeneration Framework (SRF), that measures will be put in place on some of the existing public car parking facilities to facilitate greater turnover of spaces. This will help to provide car parking space for those visiting the Hub or visiting other parts of the town centre using a car.

Alongside this, there will be some additional on-street car parking implemented, which will provide additional car parking capacity in the town.

It is also proposed that some of the private car parking facilities within the town centre is utilised to provide additional car parking for members of the public and those visiting the town.

These proposed car parking measures will sit alongside wider SRF proposals to facilitate wayfinding within the town and an improved public realm.

In the longer term, it is proposed that a Travel Hub is developed that will provide additional car parking and that this will be integrated within sustainable transport measures, including facilitating bus, walking and cycling infrastructure.

Recommendation(s)

That Cabinet:

Note the following options currently being considered as part of the short term and longer-term car parking strategy for Radcliffe Town Centre.

Reasons for recommendation(s)

To ensure that Cabinet are kept fully informed of the potential short term and longer term options for car parking provision within Radcliffe Town Centre.

Alternative options considered and rejected

None.

Report Author and Contact Details:

Name: Robert Summerfield

Position: Assistant Director (Regeneration Delivery)

Department: BGI

E-mail: r.summerfield@bury.gov.uk

1. Background

- 1.1 A planning application for the new Civic Hub is proposed to be submitted in February 2023. Given that the Hub building is in a sustainable location, with close proximity to both a bus station and tram stop, it is not proposed that dedicated car parking will be provided as part of the planning application for this project apart from dedicated disabled parking.
- 1.2 Nevertheless, it is likely that some users of the Hub building and Market event space will travel by car and there will therefore be a demand for car parking as a result.

2. Parking Proposals

- 2.1 Currently, it is considered that there would be insufficient public parking availability in Radcliffe town centre to support weekday parking demand from the new Civic Hub. This is a result of available car parking spaces largely being used for long stay uses – meaning that there is little turnover of car parking spaces during weekdays. There is more availability of parking spaces in the evenings and weekends.
- 2.2 The following options are currently being considered as part of the short term and longer-term car parking strategy for Radcliffe Town Centre:

Short Term Proposals

- **Time-restricted parking on council-owned car parks-** To help encourage a higher turnover of spaces, time-restricted parking on council-owned car parks in close proximity to the Hub Building could be implemented (2- or 3-hour max stay).
- **Provision of additional on-street car parking** - Putting short stay restrictions on public owned car parks is likely to displace those that are currently using the existing car parks for long stay

use. The provision of unrestricted on-street car parking elsewhere in the town will help provide for these users (if they do not travel to the town centre using sustainable transport).

- **Lease private car parking spaces-** there is a significant amount of private car parking capacity in Radcliffe, which is under-utilised at certain times of the day, particularly during weekdays where there is an identified shortfall based on estimated demand. Leasing car parking spaces from private landowners is a short-term option which could help to provide additional capacity for public use.

Long Term Proposal

- 2.3 The provision of a Travel Hub which would include multi-storey car parking along with facilities for sustainable transport infrastructure. The Travel hub would form part the longer-term regeneration proposals within the town as latter stages of the SRF evolve.

3. Conclusion

- 3.1 Car parking provision for the hub needs to be considered as part of the wider aspirations for the Radcliffe SRF. The Hub proposal is part of the current short-term proposals that seek to completely regenerate the town centre and surrounding communities.
- 3.2 Whilst there are a number of existing car parking sites in and around the town centre of Radcliffe, it is likely that there will be increased demand on car parking as the Hub and other regeneration proposals come forward. As such, there are some short term proposals being developed to help address this demand.
- 3.3 Work will continue on implementing sustainable transport measures within the town that will help to facilitate visitors to the town centre by means other than the private car.
- 3.4 As the longer term regeneration proposals come forward in the town, there are aspirations to develop a Travel Hub to growing demand within the town as regeneration proposals are successfully implemented.

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Bury Council
Department for Children & Young People



Report to: Radcliffe Cabinet

From: Paul Cooke, Strategic Lead (Education)

Date: 1st February 2023

Star Academy Radcliffe

This paper provides background to current position with regards the delivery of the new secondary school in Radcliffe.

The DfE has previously approved the application from Star Academy to establish the new school. DfE is responsible for the procurement, design and delivery of the new school building, that will then be transferred to Star Academy. The Council has responsibility to provide the site for the new school, and to meet certain financial obligations in relation to site remediation, planning conditions, and highways works.

Because of the importance of the new school to Radcliffe, and its links to the wider Strategic Regeneration Framework, the Council has taken a pro-active role in the delivery of the new school, including measures to remove barriers to delivery of the construction project.

The Council has consistently set out the need for the new school to open in September 2024. Both Star and DfE have committed to working to this timeframe.

The Department for Education is responsible for the design and delivery of the new school building, and, as with other Free Schools, is procuring this through its own framework arrangements. It is now clear that DfE has experienced some significant challenges in delivering its school building programme, with a number of Free Schools being delayed.

For the Star Academy Radcliffe, the DfE initially invited expressions of interest from contractors on its framework early in the autumn term 2022. Subsequently a single contractor was selected to develop detailed design and submit a formal tender. The Council engaged in pre planning application discussions with that contractor so as to expedite delivery of the project.

A provisional project plan indicated practical completion of the main school building in August 2024, enabling the school to open to its first cohort in September 2024.

The DfE has subsequently confirmed that because of inflationary pressures it was unable to accept the tender, and intended to re-procure the scheme, and this would delay completion of the project beyond the 2024 opening date.

Whilst these delays mean that it will not be possible to open the school in September 2024 in its new building, the Council has reiterated the importance of the school being available to admit its first cohort of students in 2024. This can be achieved through the provision of a temporary solution, that can accommodate students from September, until the permanent build is complete.

The DfE has been asked to commit to the school opening in 2024 so that Star can plan now to have a presence in Radcliffe in advance of 2024, working with our primary school leaders to develop pathways and the curriculum, and to begin engagement with families about transition from primary.

Primary school leaders from all Radcliffe primary schools and academies have come together to play a key role as community leaders, in delivering on the ambitions of the Radcliffe Communities and People's Plan. However, critical to the plan's success, is the connectivity with secondary provision, developing a curriculum that supports skills and broadens participation, developing links into post-16 provision and beyond. Without a clear commitment to the new secondary school opening in 2024 there will remain gaps, and opportunities will be missed for a further cohort of children and young people.

Radcliffe Primary school leaders and Star are place leaders supporting the delivery of the People and Communities Plan. We need to continue to build this momentum with Star on the ground in Radcliffe, getting ready for a first year of intake in Sept 2024.

The Council has been acutely aware, even before the current procurement difficulties, that the project timescales for delivery of the new school by September 2024 were challenging, and therefore has consistently pressed the DfE to consider the implications of delay.

There was a recognition and acceptance by the Council, Star and DfE that a delay of a matter of weeks beyond September 2024 could be accommodated through the delivery of an enrichment programme for students by Star. However, for a delay any longer than several weeks would require a more substantive solution including temporary accommodation.

Star has confirmed its commitment to September 2024 opening with the use of temporary accommodation in this way.

The Council is committing the land for the new school, including the additional land for drop off and collection, and is also meeting extensive costs for site remediation, and costs in relation to the provision of the road serving the school. The Council is also actively engaged in removing other barriers to delivery through pro-active pre-application planning and highways discussions. It has also now committed to working with the DfE to support the provision of temporary accommodation.

The Council is therefore doing all within its gift to support the timely delivery of the scheme, to enable the school to open in 2024.

DfE has indicated that it hopes to confirm the outcome of deliberations in respect of the capital new build, and the provision of temporary accommodation by the end of January, to enable confirmation that the school will formally open in September 2024.

A verbal update will be provided at the meeting of the Radcliffe Cabinet on the 1st February.
