

Ward: Radcliffe - West

Item 04

Applicant: Julie Palmer

Location: Former Radcliffe High School, Abden Street, Radcliffe, Manchester, M26 3AT

Proposal: Demolition and site enabling works

Application Ref: 66307/Full

Target Date: 12/03/2021

Recommendation: Approve with Conditions

Description

The application site relates to 2.3ha of land which formally comprised Radcliffe High School site and its grounds. The main school building has long since been demolished and the northern part of the site redeveloped for a school for children with special educational needs, known as Millwood School, which was granted planning permission in 2010. As part of that application, permission was also granted in outline to develop the southern part of the site for a residential development. This permission was not implemented

The site is surrounded by a builders yard to the north, the Manchester, Bolton and Bury Canal to the west and established residential development to the south and east.

This application relates to a phased scope of works for demolition, clearance, remediation and enabling works on the remaining school site area. The proposed development comprises -

Phase 1

- Demolition of the former sensory impairment unit, a single storey brick building at the south east corner of the site (junction of School Street and Ulundi Street)
- Erection of site hoardings to secure the site during the enabling works
- Formation of site access
- Site establishment works including provision of temporary site cabins, storage areas, fencing of exclusion zones around trees to be retained
- Site preparation works - general site clearance and vegetation and tree felling works
- Site investigation works

Phase 2

- Removal of ground level obstructions to include removal of materials and hardstanding areas (with the exception of areas to be used for storage purposes)
- Removal of concrete slabs
- Topsoil stripping
- Investigations of ground level materials

Phase 3

- Below ground remediation to include removal of foundations relating to the former buildings, initial trial holes (details to come forward in a remediation strategy)
- Removal of redundant drainage systems
- Testing of materials to be removed/retained on site
- Minor cut and fill, works
- Potential mine working treatments

Access to and from the site would be at the existing School Street entrance.

Background to the application

The site is Council owned and forms part of the Council's First Phase Housing Sites package for future residential re-development. The site sits within the Radcliffe Strategic Regeneration Framework and as such is a priority housing site.

The Council has been awarded a Brownfield Land Grant from Greater Manchester Combined Authority to deliver a package of enabling works involving site clearance and remediation in preparation for its future development. The grant is time constrained and it is critical that part of the brownfield funding is spent by 31 March 2021 to secure the funding. A timely delivery of the enabling works with a start on site in February 2021 is therefore being progressed.

The remainder of the funding is to be spent in the financial year 2021/2022.

Relevant Planning History

62333 - Temporary site for a period of 6 months for welfare and storage of materials for the refurbishment of St Thomas's Estate. - Withdrawn by Applicant 31/05/2018

53879 - Non Material Amendment following the grant of permission 52038 - Approved 1/7/2011

52038 - Full planning for construction of a new primary school for children with special educational needs together with the construction of associated parking and external play areas; outline proposals to develop the remaining high school site for housing - Approved 18/2/2010

45673 - Outline application - residential development including associated infrastructure & open space - Approve with Conditions 14/09/2007

Publicity

Letters sent on 18/12/20 to 203 properties. A full list of those consulted are available on the public file.

Site notice posted 22/12/20

Press advert 24/12/20

Objections received from Nos 73, 95, 107 School Street

- The description of the application is vague but if it involves a lot of site traffic I strongly object as a shift worker I live pretty much opposite the main entrance.
- Did not receive the letter until 6 days after it was posted out to us - reducing our response time within the statutory 21 days. Unhappy the consultation period is over the festive period and not ideal to spend our time reviewing the documents over the holiday period.
- Living opposite the entrance, we will bear the brunt of disruption from the planned works and our neighbours support in our objection could be vital to us.
- The documents provided on line are not complete
- There is no ecological survey in place. This site is vacant with the building demolished 10 years ago. During that time the trees and plants have grown much bigger and the area has also become home to a lot of wildlife, foxes and birds in particular. The clearance works will destroy the homes of these animals and there appears to be no survey work done to assess how the clearance can be managed sympathetically. - please advise when this will be undertaken.
- The use of School Street to access the site is wholly unsuitable for purpose. It is a residential street with on street parking and is regularly blocked up twice a day with home to school transport to Millwood.
- The turning circle for construction vehicles to access the site is not large enough and the existing infrastructure has previously been damaged by use of this access but not repaired. There is ongoing construction works on Hindle street which is the proposed site access.
- No indication of proposed timings.

- Do not understand why the main entrance on Abden street is not being used - there are no houses and it is a straight run from the main road.
- Hope the cherry tree on School Street is not cut down

Further comment from No 95 School Street

- Following on from my previous comments I would like to reiterate the missing boundary fence and entrance architectural information referred to within report. This has not been added to the application and therefore the submission is incomplete.
- Raised concerns regarding the wildlife on the site since the closing and demolition of the school on the site and the lack of ecological surveys.
- The site had been left unsecured during works for with instances of the gates being left wide open and no signage warning people of the dangers of the ongoing works, surely this is a breach of H&S; should these works not have planning permission?

Further objection from No 95 School Street

- Information missing from the application - No timetable and schedule of works, site entrance details
- Preparatory works already undertaken 15th to 22nd December 2019 and 7th/12th Jan 2020 - Works appear to include clearing of paths, drilling, taking core samples, checking gas levels etc - why was planning permission not required. No neighbours notified. Wildlife, site access and security not considered
- Refer to planning ref 62333 - Relates to a compound set up on the former school site - no permission was ever granted. We objected to this application due to inadequate site entrance
- Objection to use School Street entrance to access the site during proposed works. The street is already busy due to existing traffic and pedestrian uses, the site entrance is directly opposite our property on a narrow road which is disruptive, unsafe and noisy. Causes congestion and highway safety issues. Pressure on the highway network and from construction/works traffic
- Abden Street entrance should be used instead - the access is better, less traffic and properties less affected by the use of this entrance.
- Concerns over security of the site during works and adequate signage
- Concerns over parking of site vehicles
- Hours of work should be reasonable
- Ecological issues - wild life and trees - an ecological assessment needs to be carried out before more works take place
- Stringent conditions should be in place like the previous planning application for Radcliffe High - 45673 - Outline for residential development including associated infrastructure and open space

Comment from No 97 School Street

- I have no major objections to this application as developments in the area is likely to have a positive impact in the long-run. The demolition aspects are justified and would not have any impact on the surrounding houses.
- As with all major planning applications, it important to provide insight into the likely disruptions, which I failed to find. As such, whilst I support this development overall, I ask that School Street remains free of building supplies/trucks/equipment, and that the existing tarmac area on the site be used as much as possible. We already have a large number of mini buses passing between 09:00 and 10:00 & 14:30 to 15:30, so this needs to be considered.
- I also would like some confirmation that major works will not take place too early and/or late in the evening

Additional documents and information received - Summary of Extended Phase 1 Habitat Survey Findings, Bat survey, Bio security document, Revised Demolition and Enabling Scope of Works Report.

Those who had made representations were informed of the information by letter on 20/1/21.

Further representation received from No 95 School Street -

- Understand that extended site hours can be applied until May for construction due to the COVID. Given that this is a residential area, we ask that these are not applied to these works and site hours are kept to a reasonable time. Due to the COVID situation we, and suspect a large number of other households, remain in our property most of the time this includes working from home.
- We would hope the standard 9 - 5 hours would be altered due to the nature of the surrounding properties. This coupled with the Millwood school traffic we would hope would inform a start on site of post 9am.
- Change to the scope document - revisions not highlighted; this is not very helpful.
- The scope of works document refers to architectural information which still has not been provided. This information is to detail the boundary and site access and we would like to review the architectural proposals and make comment. The current access gate is mere metres away and directly opposite our lounge window and is not suitable for larger vehicles.
- We do not agree with the proposal from the council engineering department that the site is best accessed from School Street; certainly not the current gated entrance.
- This has previously caused issues with a temporary Six Town housing compound; difficulties in vehicles accessing the site and therefore having to drive over and cause damaged to adjacent and opposite pavement.
- Photographic evidence to be emailed to planning, this was previously provided Jan 2018.
- In addition to the above, there is regularly vehicles parked outside our property, directly opposite the entrance, which prevent larger vehicles entering the site. This coupled with the extensive 'home to school transport' makes this proposal sub optimal. A vehicle survey would show this to be the case.
- Concerned the wildlife survey does not indicate foxes live on site.
- Category A trees should be retained on site.

Those who have made representations have been informed of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to condition

Environmental Health - Contaminated Land - No objection subject to conditions

Greater Manchester Ecology Unit - No objection subject to conditions and informatives.

Coal Authority - Response to be reported in the Supplementary report.

Pre-start Conditions - Applicant/Agent has agreed with pre-start conditions

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN6/3	Features of Ecological Value
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
CF1/1	Location of New Community Facilities
CF2	Education Land and Buildings
H5	Housing Improvement
H5/1	Area Improvement

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning

considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle

The application relates to a brownfield site and former school site, part of which has been redeveloped as a special needs school. The remaining site sits within the Radcliffe Strategic Regeneration Framework and is a priority housing site. Funding has been granted for the remediation and enabling works to facilitate and prepare the site for its future redevelopment for housing which is vital for the Borough to meet local housing needs and to meet the Housing Delivery Test set out by the Government in the NPPF.

It is therefore considered that the proposed development would be acceptable and would comply with the principles of the NPPF to expedite allocated sites for residential development.

Summary of Works

A Demolition and Enabling Scope of Works Document has been submitted which details the scope of works involving clearance of the site, demolition and remediation. The development would be carried out as a phased programme.

Demolition works would form part of Phase 1, with the removal of the existing boundary fencing and masonry walls where not required and the removal of the brick building (former Sensory Impairment unit) in the south eastern corner of the site.

The rest of phase 1 would comprise works for areas to be made safe, site hoarding to be erected and the formation of a site access.

Areas of the site would also be used to house temporary site cabins, storage areas and welfare facilities with an access route through the site for contractors vehicles.

Site preparation works include the general clearance of the site and vegetation and tree removal.

Initial investigative works and initial surveys of the ground conditions would also be carried on in Phase 1.

Phase 2 would involve the removal of ground level materials including existing tarmac hardstanding areas (apart from areas required for storage areas, and temporary cabins) and topsoil stripping out with sampling and testing of materials.

Phase 3 would involve below ground remediation which would include ground investigations, removal of foundations, initial trial holes, removal of redundant drainage systems and testing of the excavated materials. Minor cut and fill works to level and make good areas of the site would also be carried out.

The site has laid dormant and unused and the proposed works would enable the preparation of the site for a future development. The works would also tidy up the site in the interim period.

As such, it is considered that the proposed development would be acceptable and in compliance with H5, EN7 and the principles of the NPPF.

Impact on residential amenity - The extent of the works would be contained within the boundary of the site itself. Disturbances to those living nearby would likely be from the activity of demolishing the remaining building and noise from the machinery used in the carrying out of the enabling works which have been identified in the phasing programme above. There would also be traffic from the comings and goings from contractors work vehicles.

Highways issues

One of the concerns raised by the objectors relates to the location of the site access, site activity and concerns of the increase and frequency of traffic particularly from heavy goods type construction vehicles.

It is proposed to use the existing vehicular access point at School Street as the principal point of access and egress by contractor's vehicles. It is anticipated that a route around the site would be formed which would enable vehicles to directly access the site and load/unload materials and deliveries within the site area and not on the surrounding streets.

Staff vehicles would also be required to park within the site area to avoid parking on the adjacent residential streets.

Any site developments of this nature will result in disruptions from noise and activity on the site. There would also be traffic, particularly by larger heavy type goods vehicles which would be needed for deliveries of machinery and materials to the site. It is anticipated there would be more limited removal of materials from the site which would reduce the number of trips from the area.

The applicant has submitted a Contractors Site Management Plan which sets out the scope of how the site would be managed in terms of access, preventing/minimising dust nuisance and mitigation to contain mud/dirt from vehicles leaving the site, as well as how it would be secured by fencing and hoarding. Dedicated site compounds, parking and storage of plant and machinery would be provided within dedicated areas.

The applicant would be required to carry out the works responsibly and in compliance with the construction traffic management plan and reduce, as far as is reasonably possible, the disruption local residents would experience.

Activity and disturbance

Like most developments, there would be some levels of noise and disturbances to the area as a result from the types of works carried out at the site.

The Contractor's Site Management Plan states that working hours on site would be from 8am to 6pm Monday to Friday and 8am to 1pm on a Saturday. Generally speaking, on site development works are subject to the Environmental Pollution Act and Control of Noise Regulations, which requires operators to focus activities on sites to reasonable working hours from 8am to 6pm Mondays to Fridays and 9am to 2pm on Saturdays. As such, the proposals would be in line with these Regulations.

Under emergency legislation, the Government has facilitated Local Planning Authorities to extend construction working hours until 9pm Monday to Saturday, unless there would be a compelling reason not to do so.

The applicant would be expected to work reasonably and sympathetically within these new regulations and seek to minimise any nuisances or disturbances to local residents should works be extended into these later hours.

The works would be for a temporary period only and upheaval in the locality would be short term.

It is therefore considered that whilst acknowledging there would be disruptions to the locality, the benefits of the proposed development to enable the site to be brought forward as a future housing development is considered to be an exceptional circumstance in supporting the principles of the application.

As such, the proposed development is considered to comply with UDP Policies and the principles of the NPPF.

Highways

There are 3 existing access points to the site, at Abden Street, Lord Street and School Street. It is proposed to use the existing access off School Street as the principal means of access and egress of the site.

School Street is a fairly wide road and could facilitate larger and heavy duty vehicles and traffic compared to Abden Street and Lord Street. There are also clear visibility splays from this part of the highway with space for vehicles to manoeuvre into and out of the site.

The access to Millwood School is also off School Street. The majority of traffic to the school would be from cars or school buses arriving or leaving at the start and end of the school day. There may be times when traffic to the development site would arrive/leave at the same time as the school traffic and so traffic movement in the area would be more disruptive to residents. However, this would only be for limited and short periods of the day and the deliveries to the site at school pick up/drop off times would be avoided where possible.

There are 2 other existing access points to the site, off Abden Street and Lord Street. These would be less suited to the type of development proposed

Abden Street is a narrow road at the point it meets the site and is located between 2 houses, Nos 67 and 69. It also serves as an access to the rear of these properties where bins are collected. Visibility out of the site is poor and sub-standard and there would be more opportunity for conflicts to arise with other vehicles, road users and pedestrians if this were to be used on any frequent or daily basis. The applicant states that Abden Street would only be used in exceptional circumstances and very infrequently.

The access off Lord Street is located at the end of the residential street and at the entrance to the builder's yard at the top end of Lord Street. Similarly, visibility and manoeuvrability would be poor from this access and conflicts with other road users and traffic to and from the builder's yard would cause highway conflicts and safety concerns.

Given the benefits of the School Street entrance and as it is wider and more safely accessible, the Highway Section are satisfied this is an acceptable solution for the proposed development.

The applicant has submitted a Site Management Plan which details how the site would be managed (discussed above). The Highway Section have no objection to the proposed arrangements subject to the submission of details of the storage areas and parking areas to be provided within the site.

As such, the proposals are considered to be acceptable and comply with policies EN1/2, HT2/4 and HT6/2.

Ecology assessment

The applicant has submitted Tree Survey data, a Summary of an Extended Phase 1 Habitat Survey, Biodiversity Guidance Document and Bat Report which relates to the ecological issues on the site.

Greater Manchester Ecology unit (GMEU) have been consulted on the application and submitted information.

Bats

The remaining building and adjacent trees have been surveyed by an experienced bat consultant. No evidence of bats was found and the building assessed as low risk. Whilst normally under best practice guidance this would trigger the need for one emergence survey in this instance the consultant has recommended that precautionary measures can be conditioned. GMEU have no reason to doubt the findings of the report and therefore recommend a condition is applied to any permission that the development be carried out in accordance with the recommendations contained in the Bat Survey Report, including:

- An interior survey of the cellar and ridge tiles by a suitably experienced bat consultant if demolished during the winter;
- A dusk survey prior to demolition if after 1st May 2021 and;
- Further assessment of any mature trees proposed for removal

The TEP ecological appraisal notes the need for further assessment of mature trees but notes that these bar one are proposed for retention.

Nesting Birds

The enabling works will result in the loss of trees and scrub, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. A condition is therefore recommended to restrict the timings of the removal of vegetation.

Invasive Species

Hollyberry cotoneaster was confirmed as being present on site. Hollyberry cotoneaster is included within schedule 9 part 2 of the Wildlife & Countryside Act 1981, as amended. It is an offence to introduce or cause to grow wild any plant listed under this schedule. It is not however as difficult to remove or control as species such as himalayan balsam and japanese knotweed or as invasive though does self seed in woodlands in the area to a degree. GMEU are therefore satisfied that the biosecurity measures that have been proposed will be adequate to safeguard against an offence and can be conditioned.

No mention is made of himalayan balsam or japanese knotweed. However, if there was extensive infestation, the dead remains would be clearly visible and none have been reported or found. GMEU are therefore satisfied that if either species is present, it will be a minor issue and can be dealt with via a condition along the following lines. Both species will start to appear in March.

A condition is recommended that prior to any earthworks a re-survey of the site at for japanese knotweed and himalayan balsam is carried out.

Hedgehog

The consultants have noted that there is suitable habitat on site for hedgehog to both hibernate and create nests in the spring and summer. Hedgehogs are a UK Biodiversity Priority species and a material consideration. GMEU recommend a condition that prior to vegetation clearance a reasonable avoidance method statement for hedgehogs shall be submitted.

Contributing to and Enhancing the Natural Environment

Section 170 of the NPPF 2019 states that the planning policies and decisions should contribute to and enhance the natural and local environment. As this is enabling works, it would be unreasonable to require mitigation and enhancement at this stage, however GMEU would recommend that the current state of the site is utilised as an ecological baseline for any future re-development.

GMEU recommend a condition that prior to any earthworks the ecological value of the site in biodiversity unit utilising defra metric version 2 will be provided and agreed by the LPA. This value will be utilised to calculate the baseline of any future planning application to redevelop the site.

Environmental Health

Contaminated land - The works as part of Phase 1 and 2 would essentially comprise above ground clearance and preparation works.

Works below ground would come forward as part of Phase 3 of the programme and include works for the removal of foundations of the former buildings, trial holes, removal of redundant drainage systems and some minor cut and fill works.

A Remediation Strategy has been submitted and the EH Section are satisfied with the findings and the proposed works. A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence will be required prior to the redevelopment of the site.

Part of the site falls within a defined High Risk Development Area for coal. A Coal Report has been submitted and the Coal Authority have been notified of the application. The proposed enabling and site clearance works would not involve major intrusions below ground and as part of phase 3, the majority of the below ground works would involve removal of foundations and drainage equipment. The scope of works document states that further investigation works and potential mine working treatments would be carried out.

It is considered that it would be reasonable to include an informative to the applicant to advise that should any coal mining features be unexpectedly encountered during development, the applicant should contact the Coal Authority.

Air Quality - The applicant has submitted a dust and odour management plan, and includes continual monitoring on a daily basis to control and mitigate for such nuisances which could occur as a result of the works. The Plan includes controls to minimise the sources of dust and preventative and mitigation measures would be put in place to include damping down the site, inspecting vehicles prior to exit of the site and apply sheeting to protect materials on site and when being transported off the site.

The Environmental Health Contaminated Land Section is satisfied with the measures proposed and have recommended a condition that the development be carried out in accordance with the approved plan.

It is therefore considered that the proposed development would be acceptable and comply with the principles of chapter 15 - Conserving and enhancing the natural environment of the NPPF.

Response to objections -

- The statutory publicity for the application has been carried out. The publicity comprised neighbour notification by letter, site notice and press advert. Furthermore, those who had made representations were informed of additional and supporting information submitted with the application, with an additional 10 days to make representations. Regulations exclude public holidays from the consultation period.
- Issues relating to disruption, access and traffic and ecology have been covered in the above report.
- The Government introduced emergency measures to extend site hours for construction during the Covid pandemic. These remain in place.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

2. This decision relates to drawings -
Location plan RADC-HLP-ZZ-00-DR-A-1001-P01_1 ;Demolition, retained and removed tree plan RADC-HLP-ZZ-00-DR-A-1002-P01_1; Drawing 1: Tree Constraints Plan D8569.001; Arboricultural survey data sheet Appendix A D8569.001; Biosecurity Guidance Document 8603.002 January 2021; Summary of Extended Phase 1 Habitat Survey Findings 8603.001/CC by TEP; Revised Demolition and Enabling Scope of Works Rev P03 (15.01.21) Job no. 13879; Enabling works: Contractors Site Management Plan rev1 Feb 2021; Site access and perimeter fencing plan RADC-HLP-ZZ-00-DR-A-1003-P01_2; Dust management plan 5/2/21 Rev 2
and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. The approved Remediation Strategy (Reference: LKC 20 1836, January 2021) must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and
A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the proposed housing development commencing.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
4. The development shall be implemented in accordance with the approved scheme - Former Radcliffe High School Site, Abden site/ School Street, Radcliffe, Dust Management Plan, Bury Council, 5 February 2021 rev 2 - with the approved dust and odour control measures being retained and maintained in a fully functional condition for the duration of the development hereby approved.
Reason. The information is required to reduce the impacts of dust disturbance from the site on the local environment, pursuant to chapter 11 of the NPPF - Conserving and enhancing the natural environment.
5. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP) has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:
 - Photographic dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following the demolition works and enabling works to/removal of walls and fencing at the site boundary;
 - Access route to the site from the Key Route Network via Hutchinson Way and site access point from School Street for demolition/construction traffic;
 - Hours of operation and number of vehicle movements;
 - A scheme of appropriate warning signage in the vicinity of the site access;
 - Site hoarding/in-ward opening gate positions adjacent to the adopted highway, clear of appropriate visibility splays onto School Street;
 - Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage

- of the site;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highway as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

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

All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority and to an agreed programme.

Reason. Information not submitted at application stage. To mitigate the impact of the demolition/construction traffic generated by the proposed development on the adjacent highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the demolition/construction periods and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

6. The development shall be carried out in accordance with the recommendations contained in the Bat Survey Report, Angela Graham Bat Consultancy report date 18th December 2020 section 8 including:

- An interior survey of the cellar and ridge tiles by a suitably experienced bat consultant if demolished during the winter;
- A dusk survey prior to demolition if after 1st May 2021 and;
- Further assessment of any mature trees proposed for removal

as already submitted with the planning application and agreed in principle with the Local Planning Authority.

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 Section 11 of the National Planning Policy Framework.

7. Prior to any earthworks a re-survey of the site at for japanese knotweed and himalayan balsam shall be carried and the findings, with any necessary mitigation measures shall submitted to and approved by the Local Planning Authority.

Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

8. Prior to vegetation clearance a reasonable avoidance method statement for hedgehogs shall be submitted to and approved by the Local Planning Authority. The approved method statement only shall be adhered.

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 Section 11 of the National Planning Policy Framework.

9. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been approved by the

Local Planning Authority.

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 National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

10. Prior to any earthworks the ecological value of the site in biodiversity unit utilising defra metric version 2 shall be submitted to and approved by the Local Planning Authority. This value will be utilised to calculate the baseline of any future planning application to redevelop the site.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**



66307

Photo 1



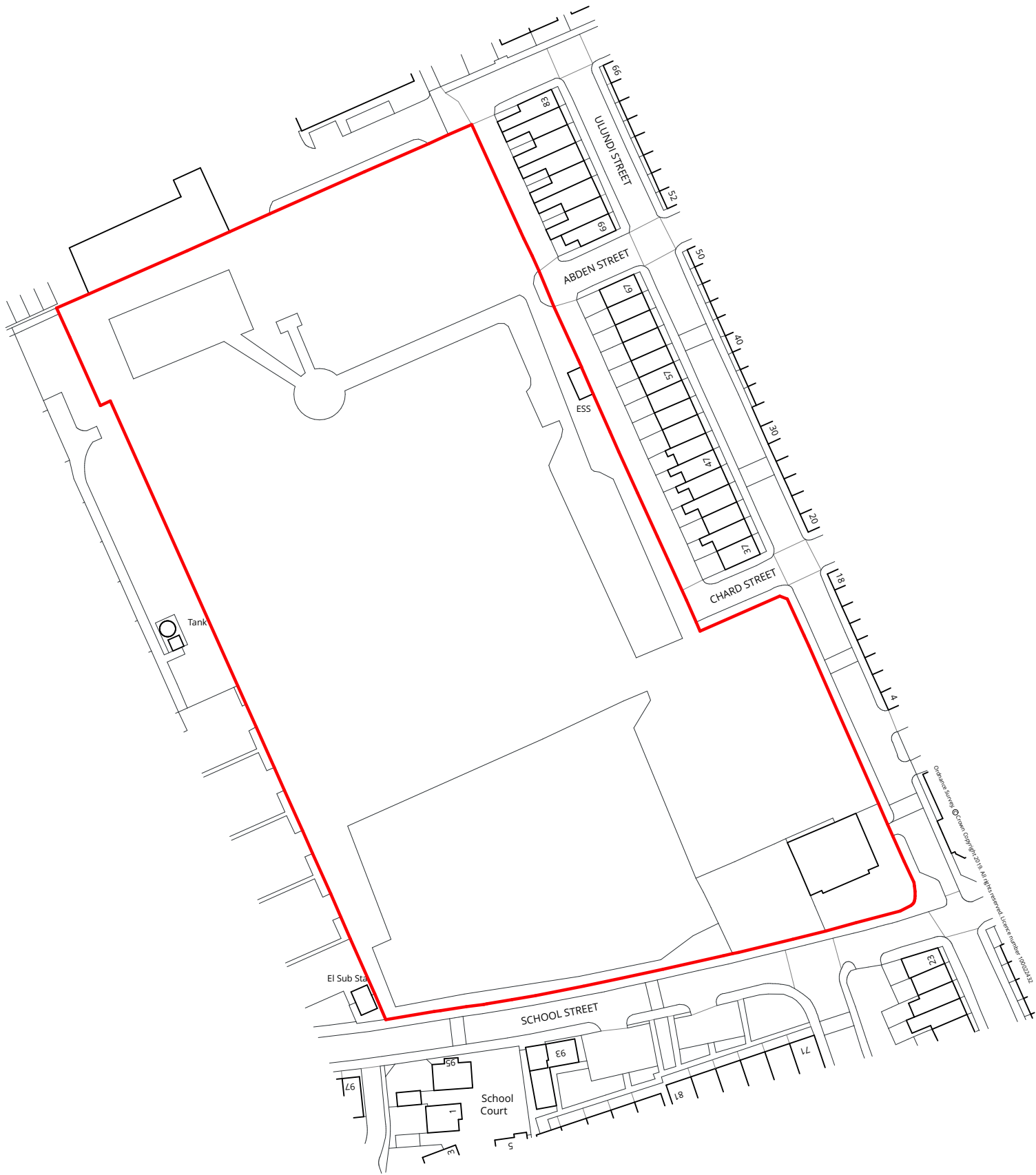
Photo 2



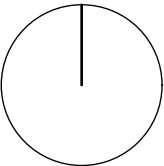
66307

Photo 3





Legend
Red Line Boundary indicating application site area



North

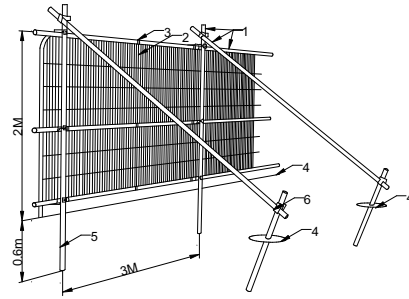
Drawing Title			
Location Plan			
Project			
Bury Development Sites - Former Radcliffe School			
Client			
Bury Council			
Scales @ A3		Job Number	RIBA Stage
1:1250		L2977	3
Drawing Number / Revision		Drawing Status	
RADCL-HLP-ZZ-00-DR-A-1001-P01_1		PLANNING	
Drawn		Check	
RsN		BY	



Halsall Lloyd Partnership
ARCHITECTS & DESIGNERS

Insert 1: Tree Protection Fencing Specification

Default specification for protective barrier



- Key
1. Minimum 1.8m high fence
 2. Posts spaced 3m apart and secured with 100mm x 100mm posts
 3. Posts secured to ground and concrete bases with 100mm
 4. Ground level
 5. Length of fence to be ground level and secure (minimum 1.8m high)
 6. Standard 1.8m high fence

Insert 2: Tree Protection Notice

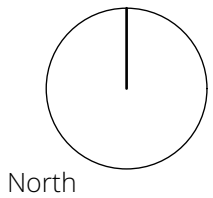
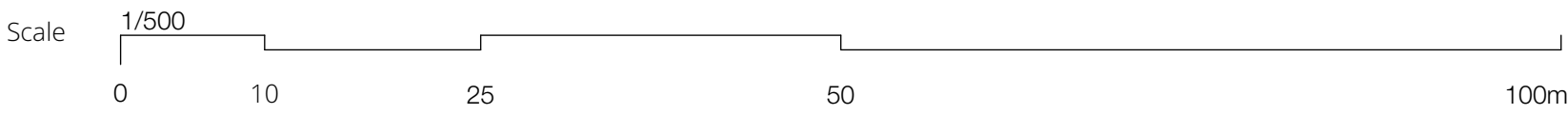


Legend

- Red Line Boundary indicating application site area
 - Blue Line Boundary indicating nearby applicant ownership
 - Building to be Demolished
 - Existing tree to be removed
 - Existing trees and vegetation to be retained*
- *Location of tree protection barriers yet to be agreed



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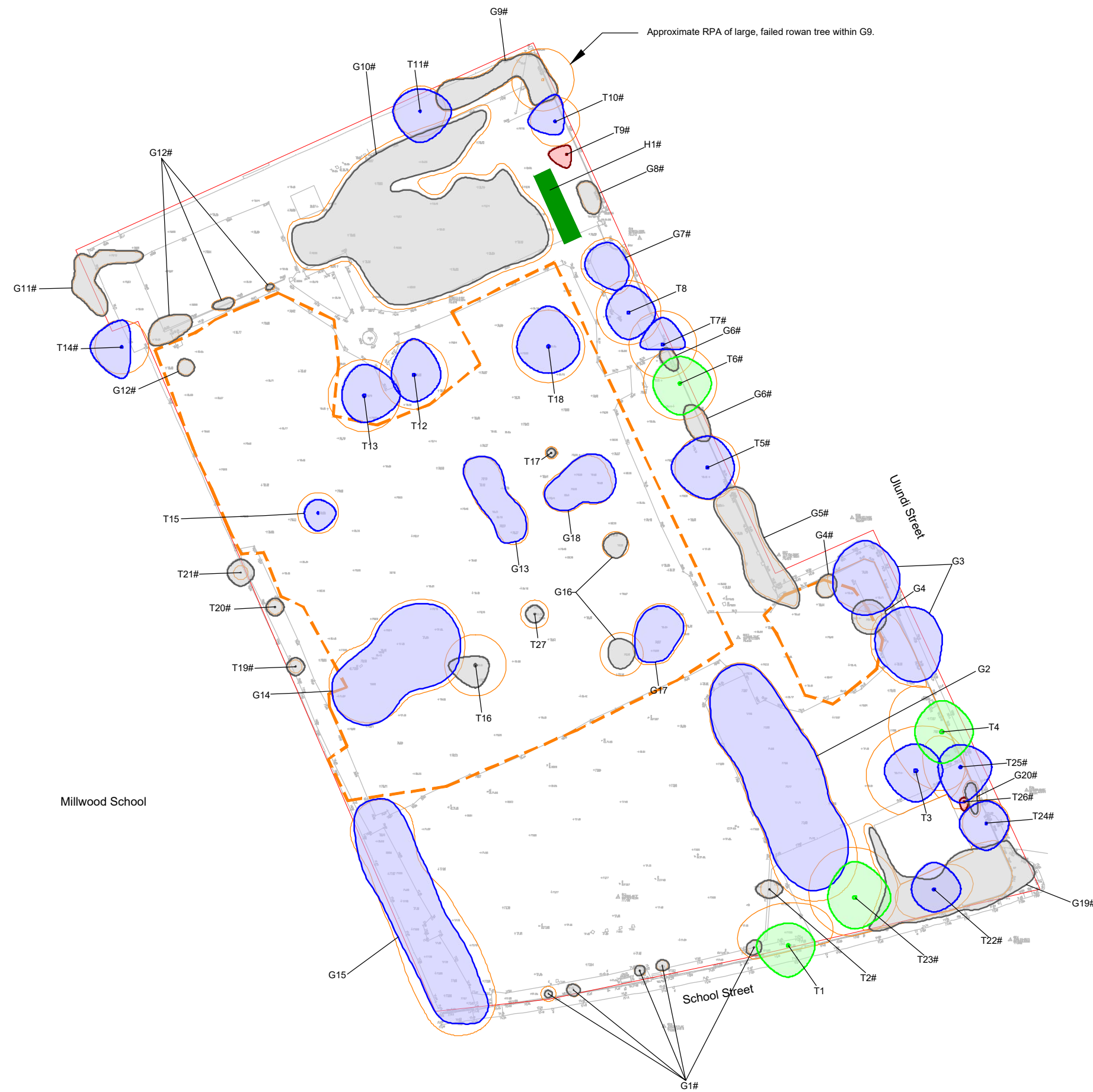


1	11/12/20	Planning Submission	RSN
Rev	Date	Description	Drawn
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Drawing Title
Demolition, Retained and Removed Trees Plan
Project
Bury Development Sites - Former Radcliffe School
Client
Bury Council
Scales @ A2
1:500
Job Number
L2977
RIBA Stage
3
Drawing Status
PLANNING
Drawing Number / Revision
RADC-HLP-ZZ-00-DR-A-1002-P01_1
Drawn
RSN
Check
BY





KEY

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T1/G1 Trees / Tree Groups

H1 Hedgerow

○ Root Protection Area (RPA)

— Survey Boundary

Approximate location
(Feature not shown on supplied topographical survey)

Tree Quality Categorisation

(Based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

● Category A
(High quality)

● Category B
(Moderate quality)

● Category C
(Low quality)

● Category U
(Unsuitable for retention)

— Hedgerow
(Not categorised)

— Approximate area of sporadic tree cover;
majority of stems <75mm diameter
(Not categorised)

NOTE: This drawing should be read in conjunction with the respective Arboricultural Survey Data (Appendix A).



Rev	Description	Drawn	Approved	Date
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Project
Former Radcliffe School, Radcliffe
Arboricultural Impact Assessment

Title
Drawing 1: Tree Constraints Plan [BASELINE]

Drawing Number
D8569.001

Drawn	Checked	Approved	Scale	Date
SDR	HEE	JGS	1:1000 @ A3	11/01/2021