

Ward: Radcliffe - East

Item 01

Applicant: Morgan Sindall Construction

Location: Site of Radcliffe Leisure Centre, Spring Lane, Radcliffe, Manchester, M26 2SZ

Proposal: Demolition of existing school buildings/temporary leisure centre and erection of a two storey temporary school building, external landscaping and associated site infrastructure

Application Ref: 70002/Full

Target Date: 14/11/2023

Recommendation: Approve with Conditions

Description

Application site - The application site consists of an area of 1.5 hectares. The site previously was in use as Radcliffe Riverside High School and some of the school buildings have been retained on site. These buildings, which are constructed from grey brick with a flat roof, are used to house the Spring Lane Pupil Referral Unit (PRU) School and Radcliffe Leisure Centre. There is a 'above-ground' swimming pool, which is accommodated within a temporary building adjacent to the Metrolink line and there is a multi-use games area (MUGA) which is in use by the PRU school.

There are a number of mature trees along the east and western boundaries of the site and along the frontage with Spring Lane.

The site is accessed from Spring Lane and there is a car park to the front of the site.

The Metrolink line forms the boundary to the east of the site and the car park for the Metrolink station is located to the south and is on the opposite side of Spring Lane. The land to the north consists of playgrounds and open land. To the east of the site, there is open land, including a Public Right of Way and residential properties beyond.

Background to proposal - The planning application for the temporary school accommodation has preceded the submission of a planning application for the permanent school buildings, which was received on 12 September 2023. This would be located to the north of the site.

The proposals for a temporary school are being brought forward to meet an established need for additional free secondary school places in the Radcliffe locality as part of the Local Authority's identified schools strategy.

To enable the school to open and enrol its first year of 150 students at the start of the 2024 - 2025 academic year in September 2024, temporary teaching accommodation is required, which would be used while the permanent school is being built.

It is intended that the temporary school would be utilised for the first two academic terms up to the Easter break in 2025, at which point the first cohort of students would decant across to use the new main school building for the summer term onwards. The construction programme for the project, plans for completion of the permanent school building in May 2025, allowing for the temporary accommodation to be removed and the subsequent completion of the school's outdoor spaces and sports facilities.

The facilities associated with the leisure centre are due to be relocated to the new Civic Hub building in the town centre, which received planning permission in July 2023 and is supported through the Levelling Up and Sport England funding.

The Spring Lane PRU school is presently intended to be relocated to a separate facility on Pole Lane in Unsworth, which received planning permission in June 2023.

Description - The proposed development involves the demolition of the existing buildings on site and the erection of temporary buildings for use as a school, while the permanent school is under construction.

All of the buildings on site would be demolished with the exception of a substation, which is used by the Metrolink.

The proposed temporary buildings would be located on the footprint of the existing buildings and car park and would have capacity to accommodate 150 pupils. The proposed building would be two storeys in height and would be a volumetric modular system. The proposed building would come pre-finished with building mounted lighting, timber access ramps and steel mesh to the base to prevent access to the void underneath the building. The external finishes would include colour coated Plastisol steel cladding with a flat roof, uPVC windows and a galvanised steel finish to the external covered staircase.

The ground floor would contain areas for dining, storage, changing rooms for external sports and teaching space. Further teaching space would be provided at first floor, which would be accessed via either a central stair case or lift.

The site would be accessed from the existing access for the leisure centre on Spring Lane. This access would be widened by 1 metre to allow vehicles to pass and re-pass. The existing car park would be retained to provide parking for the temporary school facility. Accessible parking bays would be located near the main entrance and a designated drop off would be incorporated, which would be used for servicing the school outside of peak hours.

Cycle parking would be provided to the east of the proposed building, which would provide natural surveillance.

Mesh fencing of 2.4 metres in height would be provided to the perimeter of the site and internal fencing would be 1.8 metres in height. The fencing around the Multi Use Games Area (MUGA) would be 3 metres in height.

Relevant Planning History

45672 - Outline application - Residential development including associated infrastructure and open space at Coney Green High School Site, Spring Lane, Radcliffe. Approved with conditions - 14 September 2007.

56310 - Prior notification of proposed demolition of two portacabins at rear at Radcliffe Riverside School, Spring Lane, Radcliffe. Prior approval required and granted - 12 June 2013.

56313 - Erection of 2.4m high fencing and gates at Radcliffe Riverside School, Spring Lane, Radcliffe. Approved with conditions - 3 July 2013

58244 - Erection of demountable structure containing swimming pool tank and changing facilities together with change of use of 4 no. classrooms into gym and changing facilities at

Radcliffe Riverside School, Spring Lane, Radcliffe. Approved with conditions - 13 January 2015

- This permission is a temporary permission and expires on 12 January 2024. The permission requires the building, works and use to be removed and discontinued.

58360 - Refurbishment of part of the former High School to create a Pupil Learning Centre; Single storey extension and associated works at Radcliffe Riverside School, Spring Lane, Radcliffe. Approved with conditions - 23 April 2015

58463 - Prior Notification of proposed partial demolition of the former Radcliffe Riverside High School and Southern classrooms and courtyard at Radcliffe Riverside School, Spring Lane, Radcliffe. Prior approval required and granted - 20 March 2015

59386 - Creation of multi use games area with erection of security fencing/entrance gates and floodlighting for night-time use in connection with new pupil referral unit and sports centre at Coney Green High School, Spring Lane, Radcliffe. Approved with conditions - 19 January 2016.

69855 - EIA Screening Opinion' under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for proposed secondary school (Class F1) with associated sports facilities, access, car parking and landscaping at former school, Spring Lane, Radcliffe. EIA not required - 28 July 2023.

70071 - Erection of new secondary school alongside supporting sports facilities, car parking, landscaping, site infrastructure, new access road and associated access infrastructure at site of Radcliffe Leisure Centre, Spring Lane, Radcliffe. Received - 12 September 2023.

Related sites

69361 - Conversion of short stay residential home (Class C2) to a pupil referral unit (Class F1) for educational use; Single storey extensions and associated landscaping, additional parking and external works at Spurr House, Pole Lane, Bury. Approved with conditions - 27 June 2023

69388 - Demolition of 13-21 Blackburn Street/TSB Bank and erection of three-storey civic hub building containing swimming pools, fitness suites and studios, indoor climbing facility, offices, cafeteria and library; Link block between Radcliffe Market and Market Chambers buildings, plus refurbishment of Market Chambers and Market Hall basement, for use as a multi-use event space, with associated external alterations and works and hard and soft landscaping at 13 - 21 Blackburn Street, Radcliffe. Approved with conditions - 25 July 2023

Publicity

The neighbouring properties were notified by means of a letter on 18 August 2023 and a press notice was published in the Bury Times on 24 August 2023. Site notices were posted on 30 August 2023.

There has been no response.

Statutory/Non-Statutory Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to dilapidation survey, off-site access improvements, CTMP, car parking, turning facilities and bin storage arrangements.

Drainage Section - No objections.

Environmental Health - Contaminated Land - No objections, subject to the inclusion of

conditions relating to contaminated land and asbestos.

Environmental Health - Air Quality - No objections, subject to the inclusion of a condition relating to electric vehicle charging points.

Environmental Health - Pollution Control - No objections.

GM Ecology Unit - No objections, subject to the inclusion of conditions relating to great crested newts, nesting birds, landscaping and biodiversity enhancement and informatives relating to bats and invasive species.

United Utilities - No objections, subject to the inclusion of conditions relating to foul and surface water drainage.

Transport for Greater Manchester - No objections, subject to the inclusion of conditions relating to construction management plan and tree protection.

Sport England - Object to the loss of changing facilities, which will restrict the use of the playing fields at the rear. Object as there is a concern relating to the replacement of the sports facilities, which would be lost as a result of the proposed development.

Designforsecurity - No response.

GM Fire Service - No response.

The Coal Authority - No objections.

Pre-start Conditions - Awaiting confirmation that agent agrees with the pre-commencement conditions.

Unitary Development Plan and Policies

EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/4	Street Furniture
EN1/5	Crime Prevention
EN1/7	Throughroutes and Gateways
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
RT1/1	Protection of Recreation Provision in the Urban Area
RT1/2	Improvement of Recreation Facilities
RT2/3	Education Recreation Facilities
RT3/4	Recreational Routes
HT2/4	Car Parking and New Development
HT4	New Development
HT5/1	Access For Those with Special Needs
HT6/1	Pedestrian and Cyclist Movement
HT6/2	Pedestrian/Vehicular Conflict
CF1/1	Location of New Community Facilities
CF2	Education Land and Buildings
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
SPD12	Travel Plans in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant

policies of both the National Planning Policy Framework (NPPF) 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 - Community facilities - Policy CF1/1 states that proposals for new and improved community facilities will be considered with regard to the following factors:

- impact on residential amenity and the local environment;
- traffic generation and car parking provision
- the scale and size of the development
- where applicable, access to shops and other services;
- if the use is intended to serve a local community, or catchment area, the suitability of the chosen location to that community or catchment area;
- accessibility by public and private transport;
- the needs and requirements of the disabled;

Policy CF2 states that the Council will, where appropriate, consider favourably proposals for the provision, improvement and dual use of educational facilities.

The proposed development would provide a high school for a temporary period (September 24 - July 2025). The buildings on the site were last used as a school and pupil referral unit, which are similar uses. The proposed development would be located within the catchment area, it is intended to serve. The other issues, such as size and scale, impact upon residential amenity and access issues will be discussed later in the report. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policies CF1/2 and CF2 of the Bury Unitary Development Plan.

Principle - Recreation - Paragraph 99 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Policy RT1/1 states that development will not be allowed where it would result in the loss of:

- existing and proposed outdoor public or private recreation facilities including playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses;
- recreation space within settlements located in the Green Belt;
- indoor facilities for which there is a recreational need;
- any other unidentified recreation provision such as playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses, including sites created during the period of the plan.

Exceptions to this policy may be permitted where:

- sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site;
- alternative provision of equivalent community benefit is made available;
- it can be demonstrated that there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision.

A playing field is defined in the NPPF as 'the whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015'. The definition refers to the whole of a site and therefore does not just cover land which is (or was) laid out as pitches i.e. it could include ancillary facilities such as changing rooms.

The proposed development would not impact upon the existing playing pitches to the north of the site. However, the demolition of the existing building would result in the loss of changing rooms. Sport England have objected on the basis that the loss of the changing rooms would prejudice the use of the playing fields.

The proposed temporary school building would include changing facilities, which could be made available for use should there be a demand to use the playing pitches (which are otherwise unaffected by the proposed development). The playing fields were last used in 2004 when the high school closed and as such, have not been used in almost 20 years. Whilst it is accepted that the loss of changing facilities would be important where the playing fields are in active use, the fact that the playing fields have not been in use for almost 20 years is a material consideration. In other words, no teams would be prevented from playing sport in the period between the existing building being demolished and the proposed building being available for use. Therefore, in all the circumstances, the proposed development would not prejudice the use of the playing fields and would be in accordance with Policy RT1/1 of the Bury Unitary Development Plan and the NPPF.

The current facilities at the site include a 25 metre swimming pool, 4 court sports hall, gym and fitness studio for which planning consent (58244) was granted in January 2015. The planning consent was for a temporary period only, which expires on 12 January 2024 and the permission requires the building to be removed and the works and use discontinued.

With regard to the loss of the facilities at the site, it should be noted that planning permission (69388) has been granted for the civic hub in July 2023, which includes the provision of a swimming pool, gym and fitness studio. These facilities would replace those at the application site. Hoardings are intended to be erected on 16 October 2023 and the mains work contracts are expected to be signed by the end of October. Works are due to commence in February 2024.

In addition, a planning application for the permanent school has been received and the facilities to be provided would include indoor sports facilities, including a new sports hall (3 court), a 3G playing pitch, a 2G short pile playing pitch (suitable for hockey) and a hard surface multi use games area. These sports facilities would be made available for use by the community outside of school hours.

The facilities to be lost would be replaced by the facilities at the proposed civic hub and the proposed permanent school. The proposed civic hub development would be located in Radcliffe town centre, which would continue to serve the residents of Radcliffe. Given that planning permission has been granted for the civic hub, funding has been secured, the contracts are to be let and works are due to commence in February 2024, it is considered that there is sufficient certainty that the replacement sports facilities will be delivered. Therefore, the proposed civic hub development will provide an alternative provision of equivalent community benefit in a suitable location and the proposed development would be in accordance with Policy RT1/1 of the Bury Unitary Development Plan and the NPPF.

Places for Everyone - The Places for Everyone Joint Development Plan Document (PfE) is a joint plan covering nine of the ten Greater Manchester districts, including Bury, and is

intended to provide the overarching framework to strategically manage growth across the boroughs.

PfE was published in August 2021 and subsequently submitted to the Secretary of State in February 2022. Inspectors have been appointed to carry out an independent examination of the Plan with the hearing sessions commencing in November 2022 and were concluding in July 2023. The examination of the plan is on-going.

Whilst PfE cannot be given full weight until it is adopted, its advanced stage of preparation means that it is now considered reasonable that the Plan (as proposed to be modified) should be given weight in the decision-making process in line with paragraph 48 of the National Planning Policy Framework.

Consequently, the principle of this application has been considered against Places for Everyone (as proposed to be modified) and reference to policies and proposals are made in this report where these are considered relevant.

Policy JP-P5: Education, Skills and Knowledge

Policy JP-P5 states that significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted, including by enabling the delivery of new and improved accessible facilities for all ages, such as early years, schools, further and higher education, and adult training.

The proposed development would provide a temporary school, which would provide improved facilities for pupils in the locality. As such, the proposed development would be in conformity with Policy JP-P5.

Design and layout - The proposed building would be temporary and would be located on the site of the existing buildings. The proposed building would enable the high school to open and to enrol its first year of 150 students in September 2024. The proposed building would be operational until May 2025, when students would move to the permanent school building and the proposed temporary building would be removed from site.

The proposed building would be two storeys in height and would be a similar height to the existing buildings on site. It would be constructed from a volumetric modular system. The proposed building would come pre-finished with building mounted lighting, timber access ramps and steel mesh to the base to prevent access to the void underneath the building. The external finishes would include colour coated Plastisol steel cladding with a flat roof, uPVC windows and a galvanised steel finish to the external covered staircase. Overall, the proposed building would be of a simple unobtrusive design, albeit a temporary facility. It would be located behind the existing car park, well back into the site and as such, would not be an unacceptable or prominent feature in the streetscene.

Therefore, the proposed development would be in accordance with Policies CF1/1 and EN1/2 of the Bury Unitary Development Plan.

Impact upon surrounding area - The proposed bin store would be located to the west of the main school building and would be bounded by 1.8 metre high close timber boarded fencing, which would not be a prominent feature.

Mesh fencing of 2.4 metres in height would be provided to the perimeter of the site and internal (mesh) fencing would be 1.8 metres in height. The proposed mesh fencing around the Multi Use Games Area (MUGA) would be 3 metres in height. The proposed mesh fencing is a type of fencing that is commonly used around school sites. It would provide a

secure boundary whilst allowing a high level of visibility through.

Therefore, the proposed development would not be a prominent feature in the streetscene and would be in accordance with Policies CF1/2 and EN1/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD 6 provides guidance on aspect standards between residential properties and whilst not assessing distances between residential buildings, it provides a reasonable yardstick on physical separation.

The nearest residential properties would be over 100 metres away from the proposed building, which would be in excess of the 20 metre aspect standard. As such, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties in terms of privacy and light. Therefore, the proposed development would be in accordance with Policies EN1/2 and CF1/1 of the Bury Unitary Development Plan.

Ecology - An ecological report was submitted the application and identified no significant ecological issues. The main issues relate to bats, amphibians, nesting birds, invasive species and biodiversity enhancement.

Bats - A bat report has been submitted with the application and included dawn and dusk surveys of the building for demolition and activity surveys on the wider site. No evidence of bats roosting in the building and only low levels of bat activity were recorded around the wider site. There is no reason to doubt the findings of the report. As such, it would be unlikely that the proposed development would have any adverse impact upon bats. However, as individual bats can be found in unexpected locations, GM Ecology Unit have no objections, subject to the inclusion of an informative relating to bats.

Great Crested Newts (GCN) - The pond was surveyed late in the season using a hybrid approach of eDNA and netting. No evidence of GCN was found. Whilst this survey methodology was non-standard, the pond has been surveyed extensively as a result of the work for the Places for Everyone strategic allocation and no evidence of GCN in this pond has been recorded to date. In addition, surveys undertaken prior to Places for Everyone work have failed to record any GCN in this pond. As such, it is unlikely that the proposed development would have an adverse impact upon GCN.

Common toad, which is a UK Biodiversity Priority Species, may be at risk during demolition and construction. GM Ecology Unit has no objections, subject to the inclusion of a condition relating to reasonable avoidance measures.

Other Protected Species - No evidence of any other protected species, which are likely to be present in the wider locality, such as badger, was recorded or discounted due to a lack of suitable habitat on the site. There are no reasons to doubt the report as the development site is primarily building and hardstanding. As this phase applies to the building and hardstanding area, GM Ecology Unit have no objections and no further information or measures are required.

Nesting Birds - GM Ecology Unit has no objections, subject to the inclusion of a condition relating to nesting birds.

Invasive Species - Himalayan balsam was recorded along the northern boundary of the wider site. Whilst this is extensive, it is located well away from the application site and therefore, avoidable. GM Ecology Unit has no objection, subject to the inclusion of a

informative relating to invasive species.

Contributing to and Enhancing the Natural Environment - Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development would result in the loss of buildings and hardstanding, which would be replaced with a temporary building covering a smaller footprint and landscaping over the footprint of the existing building.

It would be possible to achieve mitigation through the temporary landscaping of the footprint of the existing building as wildflower grassland or other habitat as it would result in the increased percentage of the site being under vegetated habitat. GM Ecology Unit has no objections, subject to the inclusion of conditions relating to landscaping and biodiversity enhancement of the site.

Therefore, the proposed development would not cause harm to protected species and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan and the NPPF.

Noise - A noise survey was submitted with the application. The noise survey found that the proposed development of a 150 pupil school would not alter the noise levels as the noise generated would be similar to that, which is emitted from the site currently.

The existing MUGA would be retained for use by the school and as such, the noise levels would be broadly similar to existing levels.

There may be noise generated from the proposed plant associated with the proposed temporary school. However, given that the nearest residential property would be over 100 metres away, the noise from the proposed plant would not have a significant adverse impact upon the amenity of the neighbouring properties.

Pollution Control has no objections, subject to a condition requiring the development to be carried out in accordance with the management plan.

Given the general location and locational ambient noise levels, the proposed development is considered that it would not have a significant adverse impact in terms of noise and would be in accordance with Policy EN7/2 of the Bury Unitary Development Plan.

Trees - No trees are to be removed as part of the proposed development and all the existing trees on the western portion of the site would be retained. Hedgerows would be planted across the frontage to serve as a natural barrier and habitat. Therefore, the proposed development would not have an adverse impact upon the character of the area and would be in accordance with Policy EN8 of the Bury Unitary Development Plan.

Air quality - The site is located adjacent to an Air Quality Management Area (Spring Lane). Due to the scale of the proposed development, it is considered that the proposed development would result in an increase in the number of vehicle journeys to and from the site. Environmental Health - Air Quality has no objections, subject to the inclusion of a condition requiring EV charging points.

However, the proposed development is for a temporary building to be used as a school for a maximum period of 12 months and the existing site already generates traffic as a leisure centre, gym and pupil referral unit. As such, it would not be reasonable to require the installation of EV chargers on the car park for the temporary school. The applicant has confirmed that there would be no objections to the provision of EV charging points at the

site of the car park for the permanent school.

Drainage - The proposed development would utilise the existing drainage connections on the site. The proposed development would increase the amount of hardstanding on the application site. Given that the application is for a temporary use, the proposed development would not have a significant adverse impact upon surface water drainage. The Drainage Section has no objections to the proposed development and United Utilities has no objections, subject to the inclusion of condition relating to foul and surface water drainage. Therefore, the proposed development would be in accordance with Policy EN7/5 of the Bury Unitary Development Plan.

Metrolink - The application site is located next to the Metrolink line and associated embankment. The proposed demolition and the installation of the proposed building would take place in close proximity to the boundary with the Metrolink. A demolition and construction management plan has been submitted with the application, but further information is required.

Transport for GM has no objections, subject to the inclusion of conditions relating to working safely near Metrolink and tree protection.

Therefore, the proposed development would not be detrimental to the Metrolink service and would be in accordance with Policy HT3/4 of the Bury Unitary Development Plan.

Highways issues - A Transport Statement was submitted with the application. The proposed development would utilise the existing access point onto Spring Lane, which would be widened by 1 metre. There would be acceptable levels of visibility at the junction with Spring Lane. The existing car park would be retained and remodelled to provide a clockwise one-way system. A drop off area adjacent to the proposed school building would be provided.

The Traffic Section has no objections, subject to the inclusion of conditions relating to dilapidation survey, off-site access improvements, CTMP, car parking, turning facilities and bin storage arrangements.

Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2 and CF1/1 of the Bury Unitary Development Plan.

Access issues - A separate pedestrian footpath would connect Spring Lane and the proposed school building. Ramped accesses would be provided and a lift would be provided within the proposed building. There would be a disabled toilet on both floors of the proposed building. Therefore, the proposed development would be accessible for all and would be in accordance with Policy HT5/1 of the Bury Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards for a school are:

- 1.5 spaces per classroom
- 3 disabled parking bays of 6% of the total capacity, whichever is the greater;
- 1 cycle stand per 10 full time equivalent staff
- 1 cycle stand per 10 pupils.

This would equate to 4 spaces, 3 disabled parking bays, 15 cycle stands for pupils and 3 for staff.

The proposed development would provide 25 spaces for staff, 5 disabled parking bays and

a designated drop off area. In addition, 25 cycle stands would be provided. Whilst this would be in excess of the parking standards, it is acknowledged that there is very little capacity for on-street parking in the vicinity of the site. As such, the level of parking provision is acceptable and would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Conclusion - The proposed development would be temporary and would provide a school for the first two terms. After which students would transfer to the proposed permanent school at Easter 2025.

Whilst the proposed development involves the demolition of the existing changing facilities, these would be re-provided within the proposed temporary school building until the proposed permanent school is available for use. The leisure use of the site was temporary and required to cease on 12 January 2024.

The other facilities, such as a swimming pool, gym and fitness studio would be re-provided within the civic hub, which is due to commence in February 2024.

No playing pitches would be affected by the proposed development.

An application for the proposed permanent school has been received and is subject to separate consideration. But the plans indicate that significantly improved facilities compared to present would be provided.

Therefore, the proposed development would be in accordance with Policy RT1/1 of the Bury Unitary Development Plan and the NPPF.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during pre-application discussions to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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. Permission is hereby granted for a limited period only, namely for a period expiring on 31 December 2025, and the building, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at the end of the said period and the land reinstated to its former condition unless a valid application is received by the Local Planning Authority for its retention.
Reason. The development is of a temporary nature only.
2. This decision relates to drawings numbered FS1013-ALA-EX-ZZ-D-L-0103 S2 P01, FS1013-ALG-02-00-D-O-0101 P01, FS1013-ALG-02-01-D-O-0102 P01, FS1013-ALG-02-00-D-O-0201 P01, FS1013-ALG-02-00-D-O-0301 P01,

FS1013-ALA-EX-ZZ-D-L-0101 S2 P03, FS1013-ALA-ZZ-ZZ-D-L-0103 S2 P01, FS1013-ALA-EX-ZZ-D-L-0106 S2 P01, FS1013-ALA-EX-ZZ-D-L-0102 S2 P01, 42645_T 0, TR-01 V1 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. Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

4. No development shall commence unless and until:-

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

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

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 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 development being brought into use.

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.

6. Prior to demolition of the structures on site an asbestos survey is to be carried out by an appropriately qualified contractor. Any asbestos identified shall be disposed of in an appropriate manner.

Reason: This is to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to the National Planning Policy Framework.

7. The development hereby approved must be carried out in accordance with the reasonable avoidance measures proposed in Section 7.1 of the Great Crested Newt Survey Report, dated August 2023.

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.

8. 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.

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.

9. A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include native tree and shrub planting and the provision of bat bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season,; 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.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, 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.

10. No development shall commence unless and until a photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following demolition and construction of, and statutory undertakers connection to, the development has been submitted to and approved in writing by the Local Planning Authority. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being brought into use.

Reason. To maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.

11. The development hereby approved shall not be brought into use unless and until the off-highway site access improvements indicated on the approved plans have been implemented to the satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.

12. The measures and facilities detailed in the approved 'Demolition and Construction Management Plan' shall implemented and be adhered to throughout the demolition and construction periods, with the measures retained and facilities used for the intended purpose for the duration of both periods.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate

off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

13. The car parking, drop-off and turning facilities indicated on the approved plans shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.
14. The development hereby approved shall not be brought into use unless and until the off-highway bin storage arrangements indicated on the approved plans have been implemented.
Reason. To ensure that adequate bin storage arrangements are provided pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.
15. No development shall take place until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by Bury Council (approval to be in consultation with Transport for Greater Manchester). The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone, boundary and infrastructure and shall be adhered to throughout the construction period. The CMP shall as a minimum provide for: -
1. the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational;
 2. loading and unloading of plant and materials;
 3. storage of plant and materials used in constructing the development;
 4. construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);
 5. the erection and maintenance of security hoarding, location to be agreed with Metrolink due to proximity of operational tramway and infrastructure;
 6. provision of a "mock up" security hoarding, if required, to review and mitigate any hazards associated with positioning next to an operational tramway prior to permanent erection; measures to prevent the spread of detritus onto the Metrolink Track during construction; and
 7. measures to control the emission of dust and dirt during construction.
- Reason. To safeguard the amenities of the locality and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system pursuant to Policy HT3/4 - Schemes to Assist Metrolink of the Bury Unitary Development Plan.
16. No development shall take place unless or until full details of the tree protection to the trees located within the Metrolink boundary have been submitted to, and approved in writing by, the Local Planning Authority (approval to be in consultation with Transport for Greater Manchester). Only the approved details shall be implemented as part of the development.
Reason. To protect trees against root damage and to maintain the status quo with regards the stability of the embankment pursuant to the following Policies of the

Bury Unitary Development Plan:
Policy HT3/4 - Schemes to Assist Metrolink
Policy EN8 - Woodland and Trees.

17. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
1. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 2. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 3. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 4. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 5. Foul and surface water shall drain on separate systems.

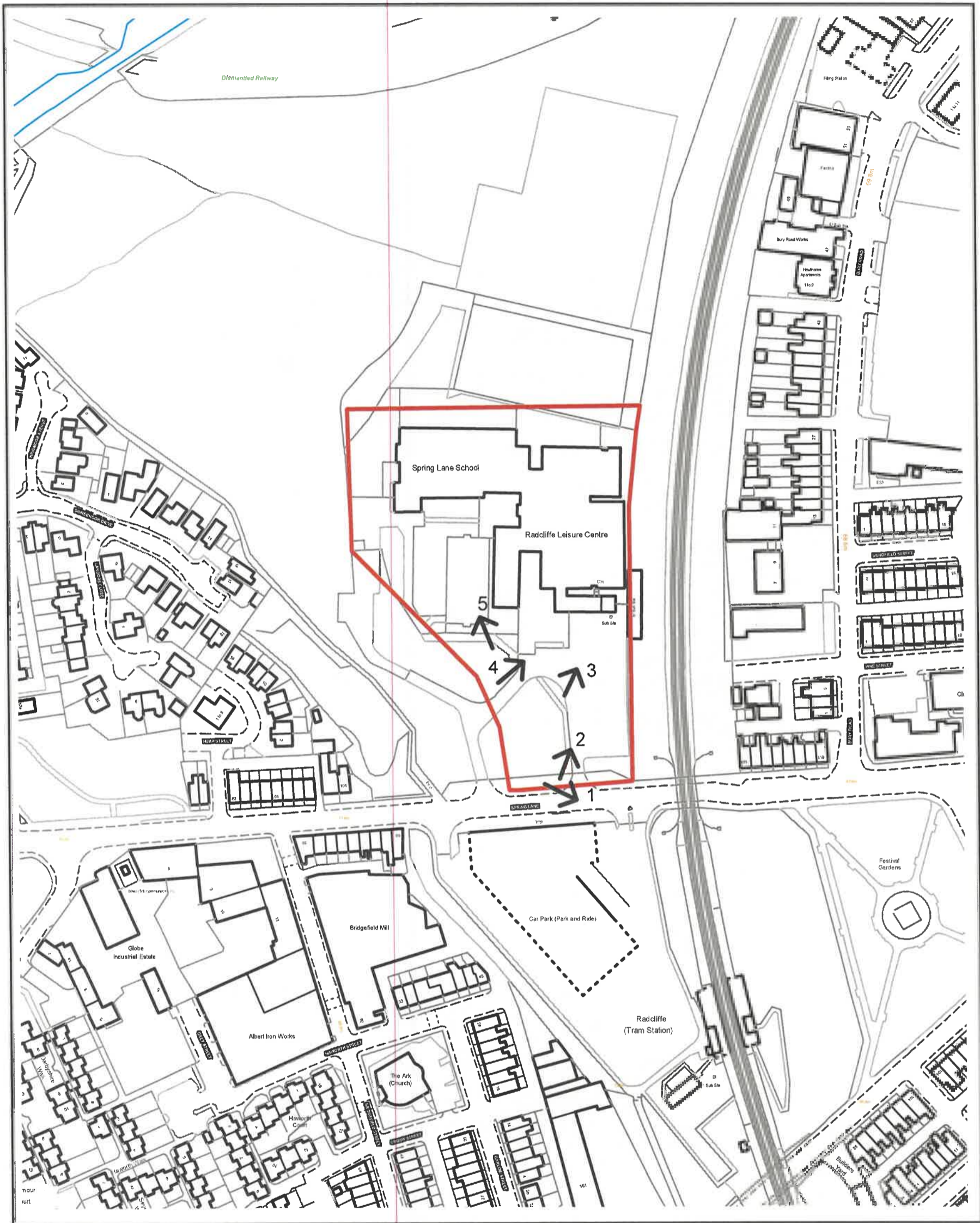
The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

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

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.

For further information on the application please contact **Helen Leach** on **0161 253 5322**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 70002

ADDRESS: Site Of Radcliffe Leisure Centre



Bury
Council

Planning, Environmental and Regulatory Services

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70002

Photo 1



Photo 2



70002

Photo 3



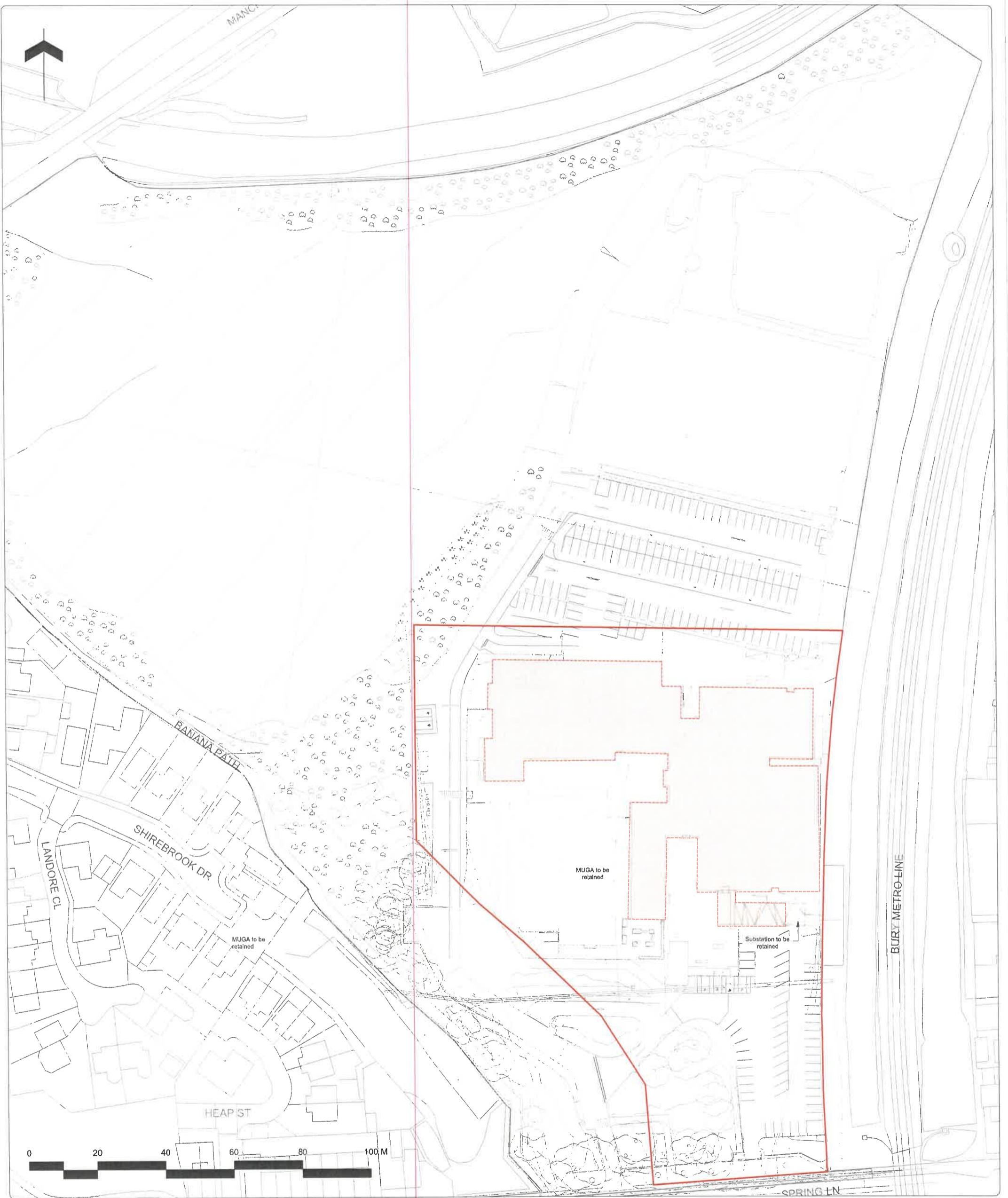
Photo 4



70002

Photo 5





Note

1. Do not scale from this drawing
2. To be read in conjunction with Project Risk Register REF: FS1013-ALA-EX-RR-L-0001
3. To be read in conjunction with all other Landscape Architect's drawings
4. To be read in conjunction with Outline Landscape Specification REF: FS1013-ALA-EX-XX-SP-L-0001

KEY

- Planning Application Boundary
- Extent of Works
- - - Existing Building to be demolished

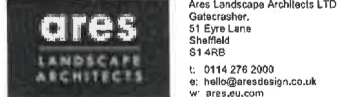
ID	RISK	MITIGATION	DATE MITIGATED
RESIDUAL PROJECT RISKS			

DATE DESIGN DELIVERABLE REF:
N/A

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
10/06/2023	P01	Issued for Planning	PH	BS

REVISIONS

STATUS:
S2 - For Information



Ares Landscape Architects LTD
Caterham, Surrey
51 Eye Lane
Shalford
S14 8RB
t: 0114 276 2000
e: hello@aresdesign.co.uk
w: ares.ae.com

CLIENT:
Morgan Sindall

PROJECT TITLE:
Star Radcliffe Academy, Bury

DRAWING TITLE:
Temps Demolition Plan

DRAWING SCALE: 1:500
PAPER SIZE: A1

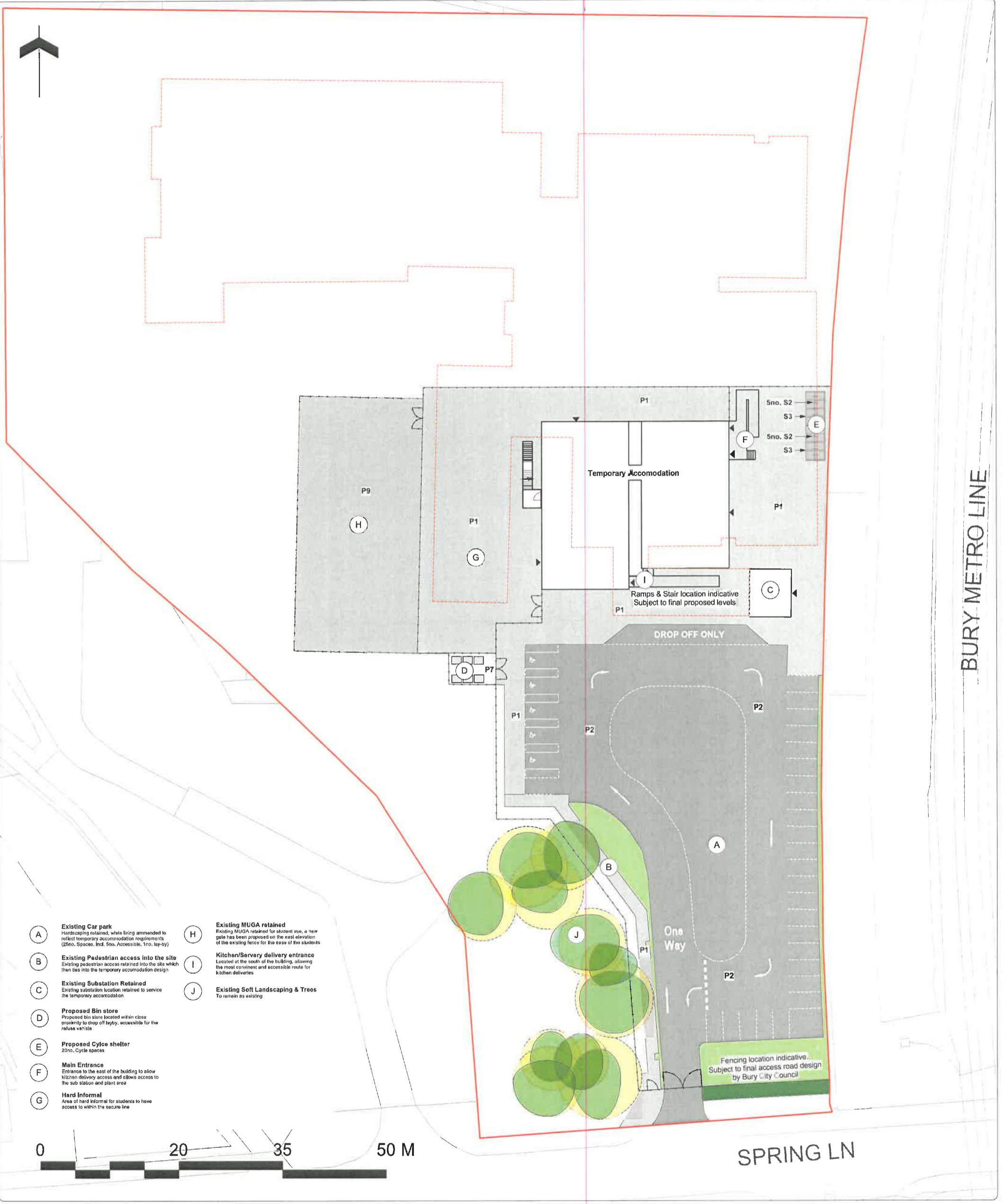
DRAWN BY: PH
APPROVED BY: BS

DRAWN DATE: 05/07/2023
ALA PROJECT CODE: ALA605

DRAWING NUMBER: FS1013-ALA-EX-ZZ-D-L-0106
STATUS: S2
REVISION: P01



BURY METRO LINE



- (A)** Existing Car park
Hardscaping retained, white lining amended to reflect temporary accommodation requirements (25no. Spaces, Incl. 5no. Accessible, 1no. lay-by)
- (B)** Existing Pedestrian access into the site
Existing pedestrian access retained into the site which then ties into the temporary accommodation design
- (C)** Existing Substation Retained
Existing substation location retained to service the temporary accommodation
- (D)** Proposed Bin store
Proposed bin store located within close proximity to drop off layby, accessible for the refuse vehicle
- (E)** Proposed Cycle shelter
20no. Cycle spaces
- (F)** Main Entrance
Entrance to the east of the building to allow kitchen delivery access and allows access to the sub station and plant area
- (G)** Hard Informal
Area of hard informal for students to have access to within the secure line
- (H)** Existing MUGA retained
Existing MUGA retained for student use, a new gate has been proposed on the east elevation of the existing fence for the ease of the students
- (I)** Kitchen/Service delivery entrance
Located at the south of the building, allowing the most convenient and accessible route for kitchen deliveries
- (J)** Existing Soft Landscaping & Trees
To remain as existing



Fencing location indicative. Subject to final access road design by Bury City Council

Note
1. Do not scale from this drawing
2. To be read in conjunction with all other Landscape Architect's drawings

KEY

Site

- Planning Application Boundary
- Proposed Building
- Existing Building to be demolished
- Existing Tree Retained
- Root Protection Area (RPA)

Planting
Details refer to Planting Plan

- Grass Seed
- Hedge Planting

Hard Surfaces

- P1 Pedestrian Macadam To Engineer's Specification
- P2 Vehicular Macadam To Engineer's Specification
- P7 Concrete Surfacing To Engineer's Specification
- P9 Existing MUGA Permeable Surface To Engineer's Specification

Furniture

- S2 Cycle Stands
- S3 Cycle Shelter

Fencing and Structures

- Existing Fencing
- Proposed Fencing & Gates

NOTE: Furniture and Fencing to be reused in permanent scheme

D/E DESIGN DELIVERABLE REF: n/a

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
07/06/22	P03	Issued for Planning	PH	BS
04/07/2023	P02	Vehicle access updated.	PH	BS

REVISIONS

STATUS:
S2 - For Planning

ares
LANDSCAPE ARCHITECTS

Ares Landscape Architects LTD
Catherine,
51 Eyes Lane
Shalford
S14 4RB
t: 0114 276 2000
e: hello@aresdesign.co.uk
w: ares.eu.com

CLIENT:
Morgan Sindall

PROJECT TITLE:
Star Radcliffe Academy, Bury

DRAWING TITLE:
Temps Whole Site Plan

DRAWING SCALE: 1:250
DRAWN DATE: 08/07/2023

DATE: A1
APPROVED BY: BS
AL PROJECT CODE: ALA605

DRAWING NUMBER: FS1013-ALA-EX-ZZ-D-L-0101
STATUS: S2
REVISION: P03

ID	RISK	MITIGATION	DATE MITIGATED
RESIDUAL PROJECT RISKS			



Note

1. Do not scale from this drawing
2. To be read in conjunction with Project Risk Register REF: XXX
3. To be read in conjunction with all other Landscape Architect's drawings

ID	RISK	MITIGATION	DATE	RESGAT/LD
RESIDUAL PROJECT RISKS				

KEY

Fencing and Railing Types
Specification refers to School Specific Outline Specification

- Existing Fence
- F2 Timber Close Board Fence
1.8m Height
- F3 Weldmesh Fence
Internal Security
1.8m Height
- F4 Weldmesh Fence
Perimeter Security
2.0m Height
- F5 Weldmesh Fence
Rebound MUGA Fencing
3.0m Height
- G2 Double Leaf Gate
3m Width
Automatic / Manual Operating
- G3 Single Leaf Gate
1.5m Width
Automatic / Manual Operating
- G6 Double Leaf Gate
5.5m Width
Manual Operating

D/E DESIGN DELIVERABLE REF
##

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
REVISIONS				

STATUS
S2 - For Information

ares
LANDSCAPE ARCHITECTS

Client:
Morgan Sindall

PROJECT TITLE:
Star Radcliffe Academy, Bury

DRAWING TITLE:
Temps Fencing Arrangement

DRAWING SCALE: 1:500
PAPER SIZE: A1

DRAWN BY: PH
APPROVED BY: BS

DRAWING NUMBER: **FS1013-ALA-ZZ-ZZ-D-L-0103**
STATUS: **S2**
REVISION: **P01**

Ares Landscape Architects LTD
Getacraher,
51 Eyre Lane
Sheffield
S11 4RS
t: 0114 276 2000
e: hello@aresdesign.co.uk
w: ares.co.uk