

Ward: Radcliffe - West

Item 02

Applicant: Bury Council

Location: Millwood Primary Special School, School Street, Radcliffe, Manchester, M26 3BW

Proposal: Erection of an extension to contain classrooms, multi- purpose hall and support areas; Landscaping works to include dedicated play areas, railings and external pagoda and additional car parking on the existing school site.

Application Ref: 70195/Full

Target Date: 22/01/2024

Recommendation: Approve with Conditions

This application is presented to Planning Control Committee as the applicant is Bury Council and 1 objection has been received.

Description

The application site contains a school, which serves 171 pupils with special educational needs from the ages of 2 - 11. The school opened in 2012 and contains a central teaching hub, three teaching wings and a hydrotherapy pool. The building is single storey and is set back from the boundary with School Street. The school is constructed from cladding and a composite panel standing seam roof. To the north of the school building is a multi use games area (MUGA) and a play area. There are also individual play spaces associated with each classroom wing.

The school is accessed from School Street and there is a car park with 115 spaces, including 8 accessible spaces and minibus drop off areas.

There is vacant land to the east, which has planning consent for 91 dwellings and there is a builders yard to the north. There are residential properties and a industrial/storage yard to the south. The Manchester, Bolton and Bury Canal forms the boundary to the west with industrial buildings beyond.

Proposed development

The proposed development involves the extension (1379 square metres) to the school building and the extension to the existing car park.

The proposed extension would be located to the west of the main school building and would contain 7 classrooms, a multi-purpose hall and other ancillary accommodation. The proposed extension would provide a maximum of 70 places at the school and staffing numbers would increase by 35.

The proposed extension of the car park would provide 22 new parking spaces and would be located to the west of the existing car park. The car park would be accessed from 2 disabled parking bays, which would be re-provided within the car park extension. A minibus drop off area would be provided, but this would result in a loss of spaces. Overall, the level of parking would be increased by 19 spaces.

Pedestrian and vehicular access would remain as existing and would be taken from School Street. Cycle stands and a minibus drop off/pick off would be provided between the proposed car park and the main school building.

Relevant Planning History

45673 - Outline application - Residential development including associated infrastructure and open space at Radcliffe High School, Abden Street, Radcliffe. Approved with conditions - 13 September 2007.

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 at Radcliffe High School, School Street, Radcliffe. Approved with conditions - 16 February 2010.

53401 - Application for non-material amendment following grant of planning permission 52038 to provide:

1. An enclosed garage area
2. Amended canopy design
3. Addition of a door at Millwood SEN School, School Street, Radcliffe. Approved - 4 March 2011.

53879 - Non-material amendment following grant of planning permission 52038:

1. Addition of 2M wide gates within fence lines to the grassed play areas to rear of school to allow for cutting equipment.
2. Addition of turning area for transit sized vehicle near the muga pitch at end of access driveway.
3. 1.2M high steel grating fence to play rear substituted with 1.2M bow top fencing.
4. Timber cog roll fencing to outdoor classroom area substituted with 1.2M bow top fencing.
5. Addition of timber gate between service yard and outside room 105 play area.
6. Revision to the triangle of land to the east of the classroom 94-100 playgrounds; land incorporated into the play area as tarmac and fence realigned; fence type along eastern edge of classroom playgrounds from room 105 up to the muga pitch changed to 2.4M perimeter fence type and direct gated access to woodland walk omitted at Millwood SEN School, School Street, Radcliffe. Approved - 1 July 2011.

63145 - Construction of 2 no. new classroom areas with ancillary accommodation at Millwood Primary Special School, School Street, Radcliffe. Approved with conditions - 4 October 2018.

02883/E - Provision of a new classroom block and additional car parking at Millwood Primary Special School, School Street, Radcliffe. Enquiry completed - 5 October 2023.

Adjacent site

69233 - Residential development to erect 90 dwellings with associated parking and landscaping at site of the former Riverside High School, School Street, Radcliffe. Approved with conditions - 24 November 2023.

Publicity

The neighbouring properties were notified by means of a letter on 26 October 2023 and a press notice was published in the Bury Times on 2 November 2023. Site notices were posted on

1 letter of support has been received, which has raised the following issues:

- Proposal would provide much needed school spaces for the local community.

1 letter has been received, which has raised the following issues:

- Constant traffic at the school as it is with all the building work which is forever going on.

- You can only get onto the estate from 1 way, traffic is already congested at the best of times.
- All the workers park outside houses blocking half the path. They start work building at ridiculous times 7am sometimes including weekends.

The neighbouring properties have been notified of revised plans on 30 November 2023.

Any representations received will be reported in the Supplementary Report.

The objector has been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to access improvements, turning facilities and car parking.

Drainage Section - No response.

Environmental Health - Contaminated Land - No objections, subject to the inclusion of conditions relating to contaminated land.

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

Public Rights of Way Officer - No objections.

GM Ecology Unit - No objections, subject to the inclusion of conditions relating to protection of the canal & SBI and nesting birds.

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

Canal & River Trust - No objections, subject to the inclusion of a condition relating to a Construction Environment Management Plan (CEMP) and external lighting.

The Coal Authority - No objections, subject to the inclusion of conditions relating to coal mining.

GM Fire Service - No response.

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

Unitary Development Plan and Policies

EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/4	Street Furniture
EN1/5	Crime Prevention
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
HT4	New Development
HT5/1	Access For Those with Special Needs
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
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 in relation 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 proposal includes an extension to contain classrooms, multi- purpose hall and support areas coupled with landscaping works to include dedicated play areas, railings and external pagoda and additional car parking on the existing Millwood School site on School Street in Radcliffe. Millwood School is designated as a community special school for children with very complex medical needs and the proposal for the extension to the existing school is designed to meet a growing demand for placements at the school.

The proposal would result in additional provision and new and improved facilities for the school. Therefore, the proposed development would be in accordance with Policies CF1/1 and CF2 of the Bury Unitary Development Plan.

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.

Given the advanced stage in the preparation of PfE, it is already 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 PfE (as proposed to be modified).

Policy JP-P5 - Education, Skills and Knowledge states that "Significant enhancements in

education, skills and knowledge to benefit existing and new residents will be promoted" through "enabling the delivery of new and improved accessible facilities for all ages, such as early years, schools, further and higher education".

As such, the proposal is in conformity with PfE Policy JP-P5.

Design and layout - The proposed development would involve a single storey extension to the western boundary of the existing building. The proposed extension would contain 7 classrooms and a multi purpose hall. Given the location of the proposed extension and the fact that it is single storey, the proposed development would not overwhelm the original building and would be appropriate in terms of design and scale.

The proposed extension would be of a modern design with large areas of glazing and a pitched roof and would match the design of the existing school. The proposed extension would be constructed from cladding and a composite panel standing seam roof, which would match the existing building. As such, the proposed development would not be a prominent feature in the streetscene and would be in accordance with Policies EN1/2 and CF1/1 of the Bury Unitary Development Plan.

The proposed car park extension would be located adjacent to School Street and would be accessed from two disabled parking bays within the existing car park. The proposed car park has been amended since pre-application discussions, which would have removed 6-7 trees. The current proposal would result in the loss of 2 trees and the retention of 6 trees along the frontage with School Street. Whilst 2 trees would be removed, this would not have a significant adverse impact upon the character of the area. The trees would be replaced elsewhere in the site. As such, the proposed development would not impact upon the character of the area and would be in accordance with Policies EN1/2 and CF1/1 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD 6 provides guidance on aspect standards between residential properties. Whilst the proposed development is not a residential property, it does provide a yardstick of appropriate interfaces between the proposed development and residential properties.

The nearest residential properties would be some 60 metres away from the proposed extension. As such, the proposed development would not have an adverse impact upon the amenity of the neighbouring properties.

The proposed extension would be located opposite the industrial/storage area to the south of School Street and there would be 28 metres between the proposed single storey extension and the storage area. This would be sufficient to prevent any overlooking issues.

The canal forms the western boundary with the school with open land beyond. There would be over 24 metres between the proposed extension and the canal, which would be sufficient and would not prevent any development from taking place.

Therefore, the proposed development would not have an adverse impact upon the amenity of the neighbouring properties and would be in accordance with Policy EN1/2 and CF1/1 of the Bury Unitary Development Plan.

Ecology - The main ecological issue is that the development will result in a loss of biodiversity at the site level.

Bats - The mature trees proposed for removal were assessed for bat roosting potential and no evidence of bat roosting features was identified. GM Ecology Unit have no reason to

doubt the findings of the report.

The biodiversity report also notes that external lighting could negatively impact on the retained trees and canal. An isolux plan has been provided that demonstrates that lux levels will be at a level that are very unlikely to adversely effect bats or any other nocturnal wildlife. GM Ecology Unit states that no further information or measures are required.

Other Protected Species - Previous surveys on the wider site have failed to find any evidence of protected species, with the new proposal restricted to a small area of amenity grassland. GM Ecology Unit are satisfied that all other protected species can be reasonably discounted.

Nesting Birds - Trees would be removed on site, which would impact upon 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. GM Ecology Unit have no objections, subject to the inclusion of an condition relating to nesting birds.

Manchester-Bolton & Bury Canal SBI - GM Ecology Unit are aware of the comments from the Canal and River Trust and agree with their recommendations, which would also protect the ecological value of the SBI.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain

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 will result in the loss of a small area of low ecological value grassland, some small recently planted trees and 2 mature trees that were retained as part of the previous development. The latter are the most significant features of ecological value and with regards to wildlife, the only likely adverse effect is upon nesting birds.

It is not clear from the application, what mitigation measures would be provided, but the agent has confirmed that the trees would be replaced a 1 to 1 basis. GM Ecology Unit has no objections, subject to the inclusion of a condition relating to a biodiversity mitigation and enhancement plan, which shall include mitigation for the loss of bird nesting habitat through replanting and the provision of bird boxes on mature retained trees.

Therefore, the proposed development would not cause harm to a protected species and would be in accordance with Policies EN6, EN6/3 and EN8/2 of the Bury Unitary Development Plan and the NPPF.

Trees - The layout of the proposed car park has been amended since the pre-application enquiry. Originally the proposed car park would have resulted in the removal of 6 mature trees along the frontage. The proposed car park has been amended and would be accessed from 2 disabled parking bays within the existing car park, which has reduced the number of trees to be removed to 2. The remaining 6 trees along the frontage would be retained. As such, the proposed development would not have a significant adverse impact upon the character of the area and would be in accordance with Policies EN1/2, CF1/1 and EN8 of the Bury Unitary Development Plan.

The proposed extension would result in the removal of 8 significantly smaller trees, which are located within the footprint of the proposed extension. The applicant has agreed to replace the trees on a like for like basis. Given that the trees on the perimeter of the site would be retained and the trees replaced, the proposed development would not have an adverse impact upon the character of the area. Therefore, the proposed development would be in accordance with Policies EN1/2, CF1/1 and EN8 of the Bury Unitary Development Plan.

Highways issues - The proposed car park extension would be accessed from the main access point, which forms a junction with School Street. There would be acceptable levels of visibility. The proposed development would provide an additional minibus drop off area and an additional 20 spaces and 2 accessible parking spaces. The Traffic Section has no objections to the proposed development. 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.

Parking - SPD11 states that the maximum parking standards for a school is 1.5 spaces per classroom, which equates to 10.5 spaces.

Paragraph 6.38 of the SPD states that where facilities are specifically proposed for people who are disabled, such as dedicated schools, this is likely to justify a higher provision of disabled parking and facilities than those specified in table 2.

The proposed development would provide 22 spaces, which includes 2 disabled spaces, which would be lost to create the access. However, the net gain would be 19 spaces due to the provision of a minibus drop off area. The school operates with a higher ratio of staff to pupils than a mainstream school and the proposed development would require an additional 35 staff (full time equivalent). As such, the higher level of parking would be required. The application site is in a sustainable location and is within walking distance of the bus station and Metrolink station in the town centre. Given the circumstances outlined above, the level of parking would be appropriate in this instance. Therefore, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Response to objectors

- Construction traffic is temporary and otherwise controlled through the Environment Protection Act. Construction traffic is not a material planning consideration and cannot be taken into consideration.
- The issue of parking and traffic have been addressed in the report above.

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. 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 numbered 2128.32.1201 P3, 2128.32.1202 P3,

2128.32.1203 P3, 2128.32.1204 P3, 2128.32.1205 P4, 2128.32.1206 P3, 2128.32.1301 P6, 2128.32.1302 P4, 2128.32.1401 P2, 2128.32.1402 P4, 2128.32.1501 P5, 2128.32.1502 P2, 2128.32.171 P3, 2128.32.172 P3, WIL RDG XX 00 DR E 90100 P01, MIL RDG XX 00 DR E 90100 P02, A plan of tree constraints, Tree protection plan 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 external finishing materials for the proposal hereby approved shall match those of the existing building.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

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.

5. Prior to occupation, electric vehicle charging points for 20% of the proposed parking spaces shall be provided and available for use. The electric vehicle charge points shall be 7KW as a minimum

Reason. In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life pursuant to Policy EN7/1 - Air Quality of the Bury Unitary Development Plan.

6. No development shall commence unless and until any remediation works and/or mitigation measures to address the shallow mine workings, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

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.

7. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by the recorded mine entry.

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.

8. 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 leading to and abutting the site in the event that subsequent remedial works are required following construction of the development;
- Access route for all construction vehicles to the site from the Key Route Network, including the need to prohibit the use of the residential estate roads to the north of the site;
- Access point/arrangements for construction traffic from School Street, taking into consideration the need to maintain safe pedestrian/vehicular access to Millwood School, and all temporary works required to facilitate access for construction vehicles;
- If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain safe pedestrian access on the adopted highway and to the school;
- The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto/along School Street;
- Confirmation of hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
- Parking on site or on land within the applicant's control of operatives' and construction vehicles, retention of existing school parking and mini- bus drop of facilities together with facilities for the storage on site of construction materials;

The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction 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.

Reason. Information not submitted at application stage. 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.

9. The turning facilities indicated on the approved plans shall be provided before the development hereby approved 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 and Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

10. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the satisfaction of the Local Planning Authority before the development hereby approved is brought into use and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

11. No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning Authority. The scheme should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

12. No development shall commence unless or until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- a plan showing the areas of storage of plant, fuel, chemicals and materials used in constructing the development;
- Include the steps to be taken to prevent the discharge of silt-laden run-off, construction site drainage, materials or dust or any accidental spillages entering the waterway;
- details of the environmental pollution incident emergency response.
- details of the location of temporary stockpiles and the covering of these;
- details of wheel washing facilities and containment measures;
- include measures to locate, clear, remediate and permanently seal any

existing drains or culverts within the application site that may discharge to the canal.

- details specifying how the waterway corridor and its users would be protected during the works and include any details of proposed protective fencing/netting to be erected to safeguard the waterway infrastructure during site clearance/construction.

The approved CEMP shall be in place prior to works commencing and for the duration of the works.

Reason. In order to ensure that no harm is caused to the Manchester, Bolton and Bury canal 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.

13. 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 12 replacement native trees 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.

14. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

15. 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.

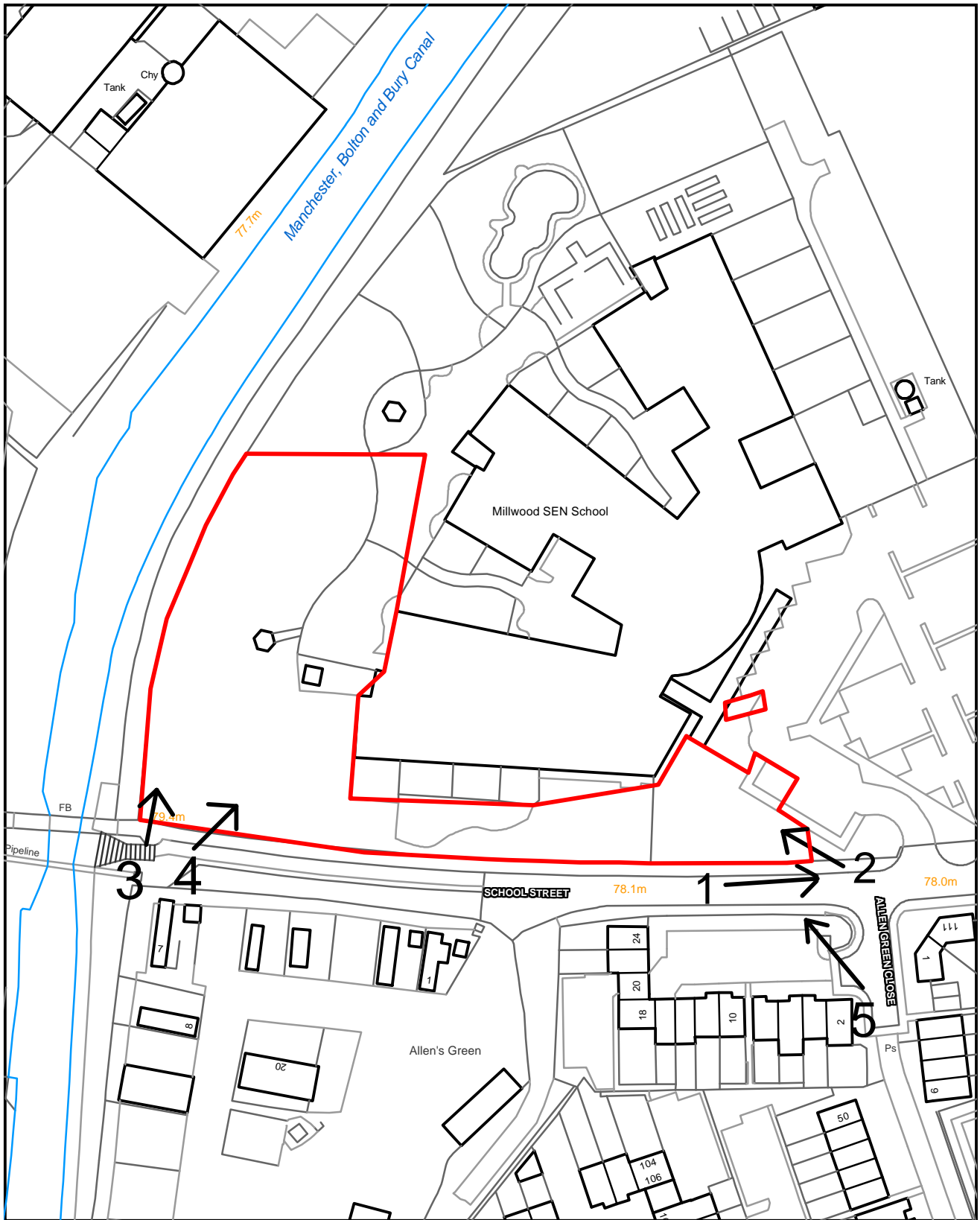
16. Prior to the commencement of development, a biodiversity mitigation and enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. The content of the plan should include elements to mitigate for loss of trees and bird nesting habitat. The approved plan will be implemented in accordance with the approved details.

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.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 70195

ADDRESS: Millwood Primary Special School, School Street

Planning, Environmental and Regulatory Services

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Bury
Council

70195

Photo 1



Photo 2



70195

Photo 3



Photo 4



70195

Photo 5





PLANNING

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The engineer shall have no responsibility for any liability, loss, cost, damage or expense arising from or resulting in any use of the document other than the intended purpose in this project.

This drawing shall be read in conjunction with all other relevant drawings, specifications and associated documentation. Any discrepancies, errors or omissions shall be reported to the engineer before proceeding with any work.

All dimensions are to be checked on site by the contractor prior to proceeding with any work.

Hazard Identification

ref	hazard	date

Legend

- Tarmac
208 Sq.m
- Soft Surfacing
405 Sq.m
- Existing grass areas retained and reinstated

North Arrow

N

ref	revision	date
P4	ASHP COMPOUND ADDED	AR 08.11.23
P3	PLANNING ISSUE	AR 9.10.23
P1	FIRST ISSUE	AR 4.10.23

Bradshaw Gass & Hope LLP

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Consulting Engineers
Quantity Surveyors

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client
ISG CONSTRUCTION LTD

project
MILLWOOD SCHOOL
NEW CLASSROOM BLOCK

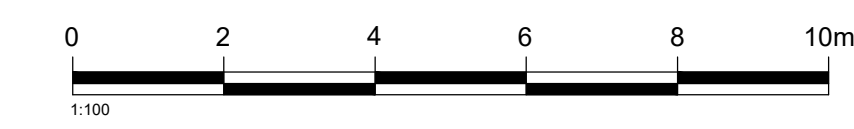
drawing
PROPOSED SITE PLAN
SHEET 1

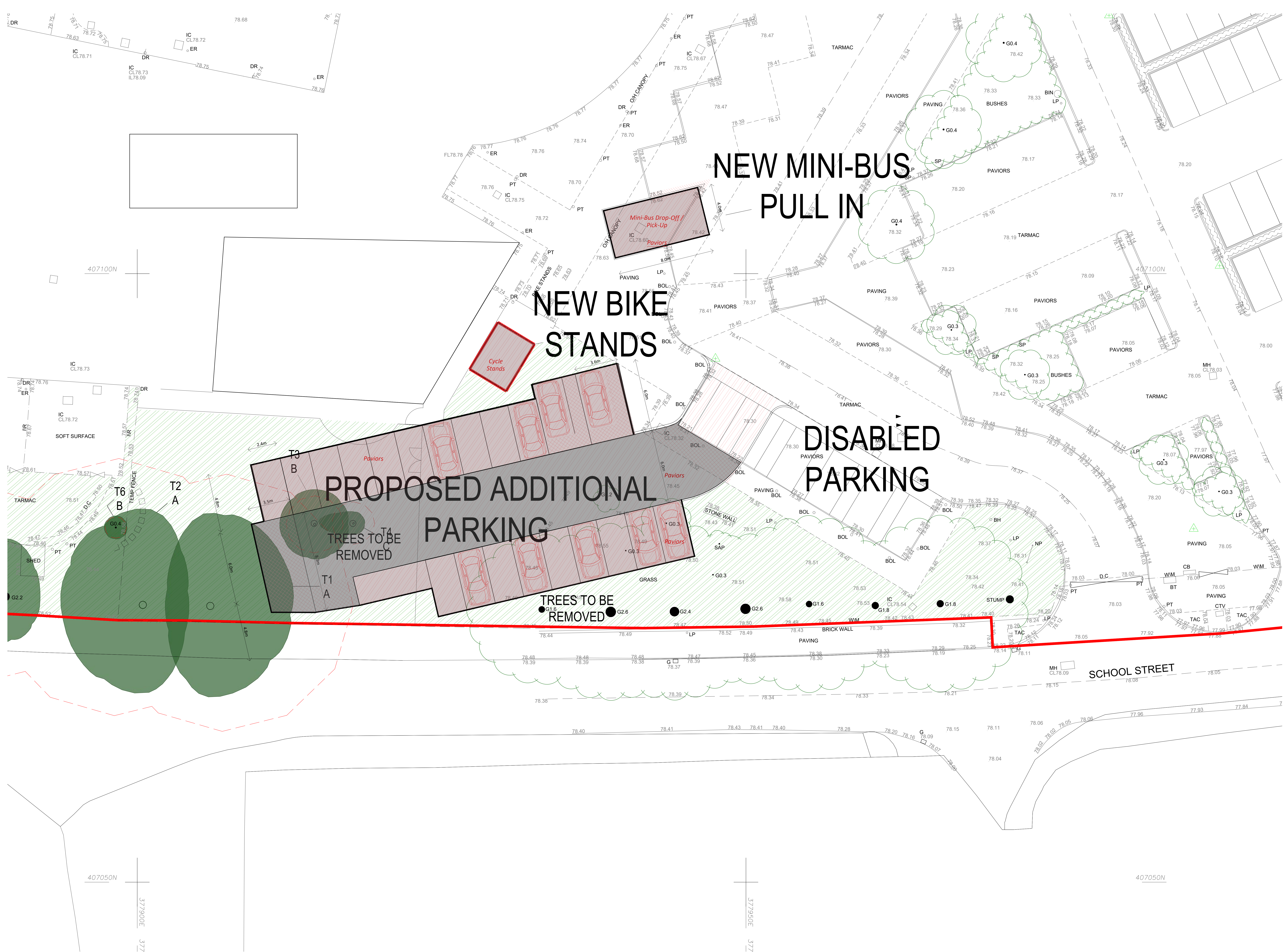
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P4





PLANNING

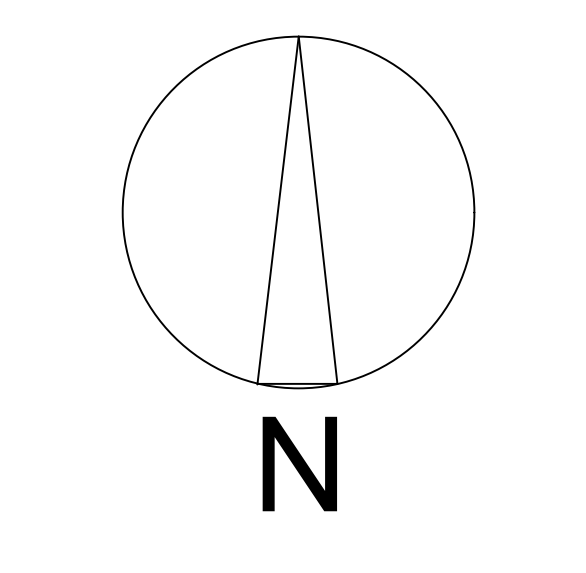
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All dimensions are to be checked on site by the contractor prior to proceeding with any work.

Hazard Identification	
ref	date



- Paviors
305 Sq.m
- Tarmac
321 Sq.m

P3	PLANNING ISSUE	AR	10.10.23
PT	FIRST ISSUE	AR	04.10.23
ref	revision	by	date

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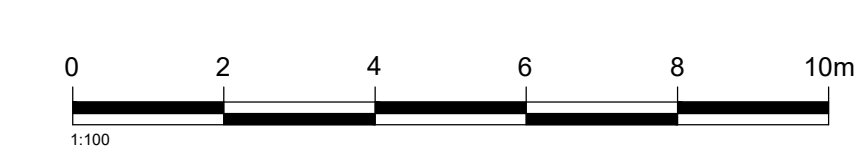
Bradshaw Gass & Hope LLP

client
ISG CONSTRUCTION LTD

project
**MILLWOOD SCHOOL
NEW CLASSROOM BLOCK**

drawing
**PROPOSED SITE PLAN
SHEET 2**

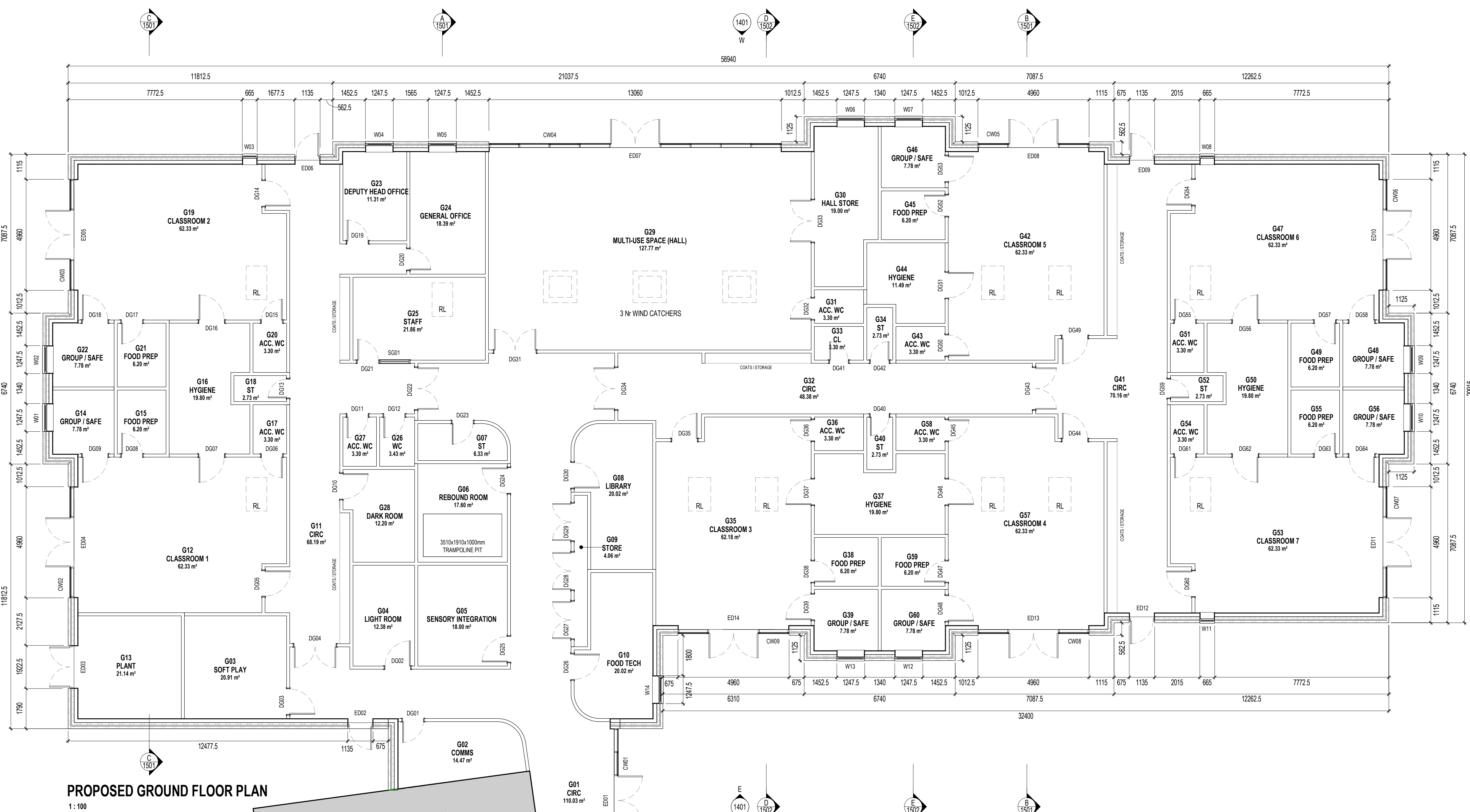
drawn by	ST	date	AUG 23
checked by		date	
scale	1:100		A0
dwg no	2128.32.1206		P3



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Hazard Identification		
ref	hazard	date

FLOOR AREAS	
NETT INTERNAL FLOOR AREA:	1312.85m ²
GROSS INTERNAL FLOOR AREA:	1379.08m ²
GROSS EXTERNAL AREA:	1458.85m ²



PROPOSED GROUND FLOOR PLAN
1 : 100

ROOM AREA SCHEDULE		
ROOM NUMBER	ROOM NAME	AREA
G01	CIRC	110.03 m ²
G02	COMMS	14.47 m ²
G03	SOFT PLAY	20.91 m ²
G04	LIGHT ROOM	12.38 m ²
G05	SENSORY INTEGRATION	18.00 m ²
G06	REBOUND ROOM	17.60 m ²
G07	ST	6.33 m ²
G08	LIBRARY	20.02 m ²
G09	STORE	4.06 m ²
G10	FOOD TECH	20.02 m ²
G11	CIRC	68.19 m ²
G12	CLASSROOM 1	62.33 m ²
G13	PLANT	21.14 m ²
G14	GROUP / SAFE	7.78 m ²
G15	FOOD PREP	6.20 m ²
G16	HYGIENE	19.80 m ²
G17	ACC. WC	3.30 m ²
G18	ST	2.73 m ²
G19	CLASSROOM 2	62.33 m ²
G20	ACC. WC	3.30 m ²
G21	FOOD PREP	6.20 m ²
G22	GROUP / SAFE	7.78 m ²
G23	DEPUTY HEAD OFFICE	11.31 m ²
G24	GENERAL OFFICE	18.39 m ²
G25	STAFF	21.86 m ²
G26	WC	3.43 m ²
G27	ACC. WC	3.30 m ²
G28	DARK ROOM	12.20 m ²
G29	MULTI-USE SPACE (HALL)	127.77 m ²
G30	HALL STORE	19.00 m ²

ROOM AREA SCHEDULE		
ROOM NUMBER	ROOM NAME	AREA
G31	ACC. WC	3.30 m ²
G32	CIRC	48.38 m ²
G33	CL	3.30 m ²
G34	ST	2.73 m ²
G35	CLASSROOM 3	62.18 m ²
G36	ACC. WC	3.30 m ²
G37	HYGIENE	19.80 m ²
G38	FOOD PREP	6.20 m ²
G39	GROUP / SAFE	7.78 m ²
G40	ST	2.73 m ²
G41	CIRC	70.16 m ²
G42	CLASSROOM 5	62.33 m ²
G43	ACC. WC	3.30 m ²
G44	HYGIENE	11.49 m ²
G45	FOOD PREP	6.20 m ²
G46	GROUP / SAFE	7.78 m ²
G47	CLASSROOM 6	62.33 m ²
G48	GROUP / SAFE	7.78 m ²
G49	FOOD PREP	6.20 m ²
G50	HYGIENE	19.80 m ²
G51	ACC. WC	3.30 m ²
G52	ST	2.73 m ²
G53	CLASSROOM 7	62.33 m ²
G54	ACC. WC	3.30 m ²
G55	FOOD PREP	6.20 m ²
G56	GROUP / SAFE	7.78 m ²
G57	CLASSROOM 4	62.33 m ²
G58	ACC. WC	3.30 m ²
G59	FOOD PREP	6.20 m ²
G60	GROUP / SAFE	7.78 m ²

1314.43 m²

P6	ROOFLIGHT ADDED TO STAFF ROOM G25	AC	08.11.23
P5	WINDOWS ADDED TO G19, 47 & 53. DOOR SWING AMENDED IN G05 & 06	AC	27.10.23
P4	ROOM NUMBERS ADDED. DOOR, WINDOW AND CW REFERENCES ADDED	AC	19.10.23
P3	PLANNING ISSUE	AR	09.10.23
ref	revision	by	date

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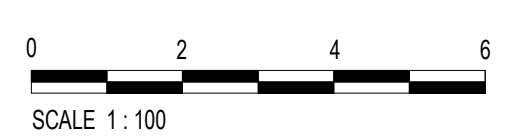
client
ISG CONSTRUCTION LTD

project
MILLWOOD SCHOOL NEW CLASSROOM BLOCK

drawing
PROPOSED FLOOR PLAN

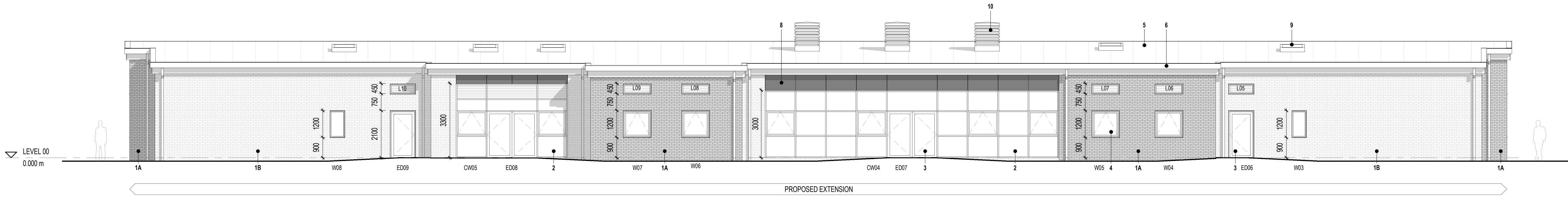
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checked by	AR	date	OCT 2023
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dwg no **2128.32.1301** rev **P6**

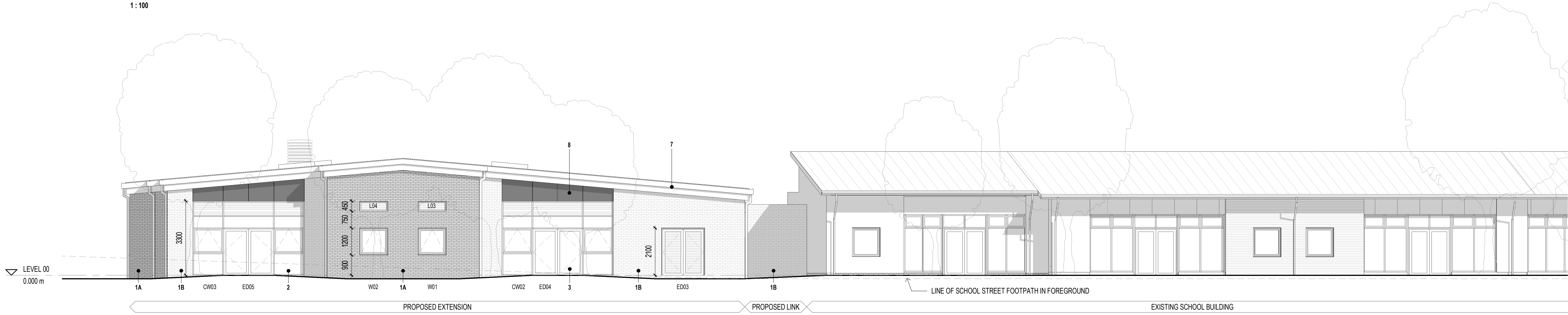


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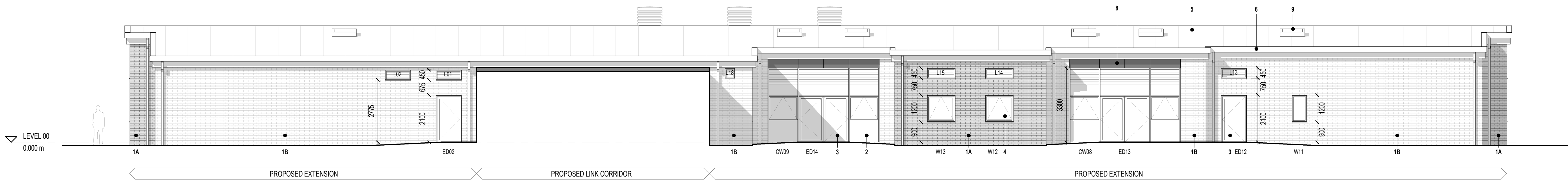
Hazard Identification		
ref	hazard	date



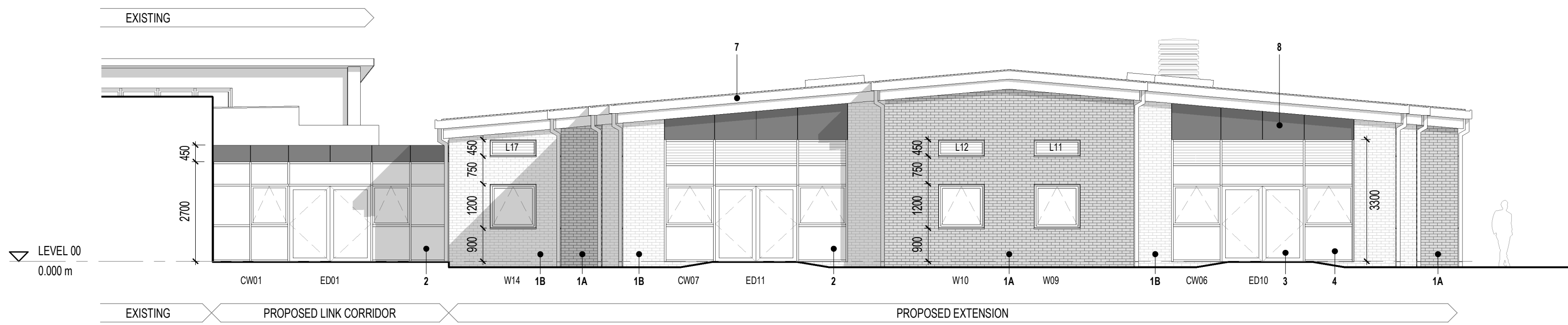
PROPOSED WEST FACING ELEVATION
1:100



PROPOSED SOUTH FACING ELEVATION
1:100



PROPOSED EAST FACING ELEVATION
1:100



PROPOSED NORTH FACING ELEVATION
1:100

ELEVATION MATERIAL LEGEND		
REF	DESCRIPTION	PRODUCT REF / COLOUR
1A	BRICKWORK TYPE A	TBA
1B	BRICKWORK TYPE B	TBA
2	COLOUR COATED ALUMINIUM FRAMED / DOUBLE GLAZED CURTAIN WALLING	TBA
3	COLOUR COATED ALUMINIUM FRAMED / DOUBLE GLAZED DOORS	TBA
4	COLOUR COATED ALUMINIUM FRAMED / DOUBLE GLAZED WINDOWS	TBA
5	COLOUR COATED PROFILED METAL ROOF SYSTEM	TBA
6	COLOUR COATED PRESSED METAL GUTTERS	TBA
7	COLOUR COATED PRESSED METAL FASCIAE & VERGES	TBA
8	CLADDING	TBA
9	SUNPIPE / SKYLIGHT	TBA
10	WINDCATCHER WITH INTEGRAL SUN PIPE	TBA

P5	ROOFLIGHT ADDED TO STAFF ROOM G25	AC	08.11.23
P4	SMALL WINDOWS ADDED TO CORNER CLASSROOMS LOUVERES ADDED	AC	31.10.23
P3	PLANNING ISSUE	AR	09.10.23
P2	SECOND ISSUE	AR	04.10.23
P1	FIRST ISSUE	AR	03.10.23
ref	revision	by	date

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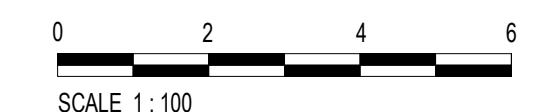
Bradshaw Gass & Hope LLP

client
ISG CONSTRUCTION LTD

project
MILLWOOD SCHOOL NEW CLASSROOM BLOCK

drawing
PROPOSED ELEVATIONS

drawn by	ST	date	AUG 2023
checked by	AR	date	OCT 2023
scale	1:100		A1
dwg no	2128.32.1401	rev	P5




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Hazard Identification 

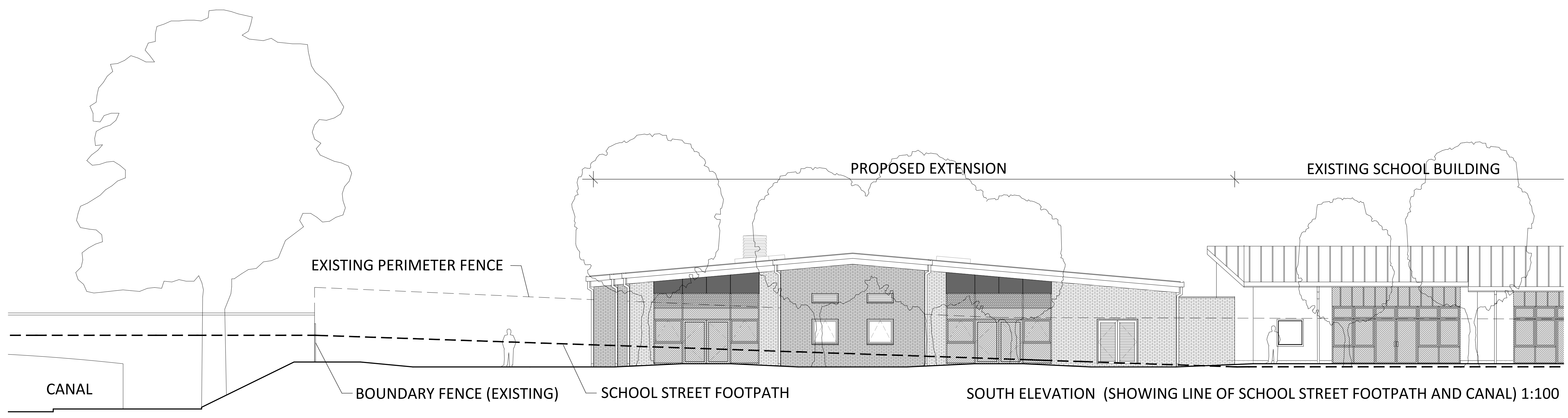
ref	hazard	date

PROPOSED EXTENSION

EXISTING SCHOOL BUILDING



SOUTH ELEVATION (SHOWING LINE OF SCHOOL STREET FOOTPATH AND CANAL) 1:200



PROPOSED EXTENSION

EXISTING SCHOOL BUILDING

EXISTING PERIMETER FENCE

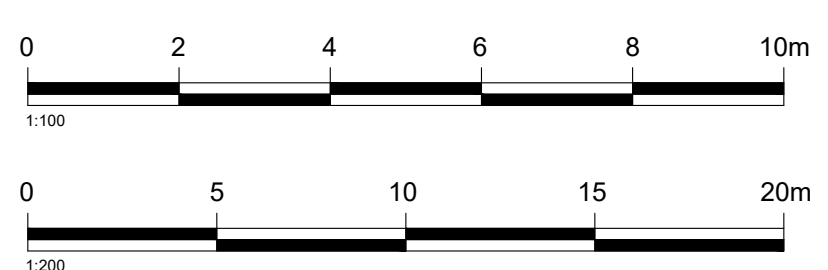
BOUNDARY FENCE (EXISTING)

SCHOOL STREET FOOTPATH


CANAL

SOUTH ELEVATION (SHOWING LINE OF SCHOOL STREET FOOTPATH AND CANAL) 1:100

THIS DRAWING SHOWS THE NEW CLASSROOM BLOCK IN THE CONTEXT OF THE EXISTING SCHOOL
 READ WITH DRAWING 2128.32.1401 FOR MATERIALS /FINISHES



P4	PROPOSED ELEVATION UPDATED	AC	08.11.23
P3	PLANNING ISSUE	AGR	09.10.23
ref	revision	by	date

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client	ISG CONSTRUCTION LTD		
project	MILLWOOD SCHOOL NEW CLASSROOM BLOCK		
drawing	PROPOSED STREET ELEVATION TO SCHOOL STREET		
drawn by	AGR	date	AUG 23
checked by		date	
scale	1:100 / 1:200		A1
dwg no	2128.32.1402	rev	P4