

**Ward:** Radcliffe - East

Item 01

**Applicant:** Bury Council

**Location:** 7 Whittaker Street, Radcliffe, Manchester, M26 2DT

**Proposal:** Provide a temporary (4 year period) modular school to accommodate approx. 50 pupils, with associated car parking, landscaping and boundary treatment

**Application Ref:** 71228/Full

**Target Date:** 17/03/2025

**Recommendation:** Approve with Conditions

### **Description**

The application relates to a site which formally accommodated a two/three storey building, originally built as a school but later converted to Council offices.

Prior approval was granted in February 2024 for the demolition of the building. The site was cleared soon after and is now enclosed by perimeter fencing. There is an existing access off Whittaker Lane which previously served the site.

The surrounding area is predominantly residential, with houses on Whittaker Street and Parsonage Street backing onto the site.

The application seeks to provide a temporary pupil referral unit (PRU) for educational use with associated car parking, landscaping and boundary treatment.

The accommodation is required due to the relocation of the Spring Lane School which resulted in a loss of accommodation across the whole of the PRU's school estate. Some has been re provided on the New Kershaw Centre but there remains an identified shortfall in teaching facilities and classroom space.

It is proposed to utilise the site for a period of 4 years whilst a site for a permanent facility is found and constructed, after which this site would be returned to its current state for re-development.

The development would comprise a single storey modular type building which would be positioned more or less centrally within the site with parking for 21 spaces (including one accessible space) at the front of the site (eastern area) with both vehicular and pedestrian access taken from the existing entrances from Whittaker Street.

A separate temporary access would be constructed to the rear of the dwellings to the north east of the site to allow for bin access for these properties.

There would be a covered outside area to the north and a playground located along the southern boundary.

An enclosed bin store would be positioned in the north west corner and cycle store next to the south elevation of the building.

The site would be bounded by a 2.4m high mesh fence.

There would be a maximum of up to 50 pupils and 15 staff members.

The application is being presented to committee as the Council has submitted the

application and there has been 1 or more objections.

### **Relevant Planning History**

70090 - Prior Approval for proposed demolition of existing building - Prior Approval Required and Granted 16/2/24

### **Publicity**

Letters sent to 43 properties on 18/12/24.

Site notice posted 19/12/2024

Two objections received with the following comments -

- Too much traffic around these streets associated with proposal . Traffic always cuts down the side street like a race track .
- I live back to back with this area and parking at the moment is bad enough , even though you will have parking for employees there will be many parents parking all around these streets which will cause obstructions and created more dangerous conditions for both pedestrians and car users .
- I have seen how bad the traffic's gets at the temporary site on Spring Lane already and its astounds me how the traffic hasn't been properly taken into account .
- I believe being a resident all my life that there is more than plenty space down at the star academy site to not have to build these on Whittaker Street.
- There are still some concerns regarding the Pedestrian entrance marked on the Site Plan being on Whittaker street, at the side of Number 15.
- We (the immediate neighbourhood) are very concerned and worried that an entrance there would possibly attract groups of students to hang around on the street, and parents dropping their children off here would create potential traffic and parking problems.
- There is still a gate on Parsonage Street which is not as close to private homes as the entrance marked on the plans.
- We would be very grateful if you could consider relocating the Pedestrian Entrance to Parsonage Street.

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

### **Statutory/Non-Statutory Consultations**

**Traffic Section** - No objection subject to conditions

**Borough Engineer - Drainage Section** - No response received

**Environmental Health - Contaminated Land** - No objection subject to conditions

**Environmental Health - Pollution Control** - No comments to make.

**Children's Commissioning Team** - No response received.

**United Utilities (Water and waste)** - Recommend a drainage strategy prior to determination

**The Coal Authority** - No objection following the submission of an updated Coal Report.

**Greater Manchester Ecology Unit** - No objections

**Environment Agency** - No response received.

**Waste management** - No objection

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

### **Development Plan and Policies**

NPPF      National Planning Policy Framework

H5/1      Area Improvement

EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN7/2	Noise Pollution
EN7/5	Waste Water Management
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
CF1/1	Location of New Community Facilities
JP-S2	Carbon and Energy
JP-P1	Sustainable Places
JP-P3	Cultural Facilities
JP-P5	Education, Skills and Knowledge
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
SPD3	DC Policy Guidance Note 3: Planning Out Crime
SPD11	Parking Standards in Bury

## **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), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within 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 and PfE Policies 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 of development**

PfE Policy - Education, skills and knowledge 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 to ensure our workforce is ready to benefit from new employment opportunities.

Community Facilities - UDP 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.

Paragraph 95 of the National Planning Policy Framework (NPPF) states that 'It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to

development that will widen choice in education.

The temporary PRU would directly address the identified shortfall for the educational facility given the closure of the Spring Lane facility and the increase in educational demand.

The timescale of 4 years would provide a short term solution without jeopardising future development of the site and would allow time for a more permanent facility to be progressed.

The proposed development is therefore considered to be acceptable in principle and would comply with UDP, PfE policies and the NPPF, subject to the consideration of the following.

### **Layout and design**

The proposed building would be positioned towards the western side of the site with parking located to the east which would be accessed off Whittaker Lane and would provide 21 spaces and a delivery and mini-bus drop off area. This was considered to be the most optimal arrangement of the site with the building orientated to have the front entrance facing east towards Whittaker Lane would minimise impacts and disturbances to the adjacent neighbours on Whittaker Street and Parsonage Street.

The existing entrances would be utilised with the vehicular access adjacent to No 5 and 5a and a pedestrian entrance formed on the other side next to No 15. Between the pedestrian entrance and No 15 it is also proposed to provide a temporary ginnel which would run along the side elevation of this property to the rear so that these residents would be able to access their bins.

There is also an existing access off Parsonage Street in the south western corner which would be used for waste collections from the bin store. It is proposed to also provide an area for dedicated cycle storage close to the car park.

The site would be bounded by a 2.4m high paladin fence which is the fencing solution commonly used by schools and other such establishments in the Borough as it provides security whilst minimising visual impacts on an area.

In terms of the building itself, this would be a single storey modular type and incorporate ramped accesses. Internally, the teaching and facility spaces would be arranged around a courtyard and there would be a covered external area along the northern elevation and a playground to the south.

The design would be low level and typical of this type of building and for a temporary use considered to be an acceptable appearance for the short term.

It is therefore considered that the proposed design and layout would be acceptable and comply with EN1/2 and CF1/1.

### **Impact on residential amenity**

The building would be orientated with the front elevation facing eastwards towards the proposed car park and Whittaker Street which is considered to be the less disruptive to residents when pupils, staff and visitors access the site.

There would be a distance of 5m between the covered external area on the northern side to the rear boundaries of the houses Parsonage Street and 11m to the elevation of the building itself. There would be some form of hedging along this boundary in addition to the fence plus the intervening ginnel which runs along the rear of these properties and as such it is

considered there would not be a detrimental impact on the residential amenity of these neighbours in terms of privacy or visual impacts of the development.

To houses to the east on Parsonage Street there would be 7m to the nearest part of the external area and 11m to the building. Similarly the site would be separated by a ginnel and fencing and it is considered that impacts to these occupiers would not be significantly harmful.

The houses to the south on Spring Lane would be 14m away from the boundary of the site and separated by a piece of land and to the west the side elevations of houses would be over 9m away and separated by the road.

A Noise Assessment has been submitted, the aim of the assessment to understand potential noise impacts associated with the development and recommend mitigation measures are put in place, should they be required. Such mitigations include soundproofing of rooms and high quality insulation materials. In terms of the plant/ventilation equipment, the systems would be designed to operate at low levels and not above ambient noise levels.

A condition would therefore be included to state that the development incorporate the mitigation measures of installing double glazing and trickle ventilation and that the plant equipment not exceed noise levels stated in table 6.1 of the Noise Assessment, to which the applicant has agreed.

Comparative to the previous uses of the site as a school and then offices, it is considered the proposed use for a temporary school would not generate any more noise, activity or traffic to the area and given the scale of the development, impacts would probably be lesser so.

Given the above circumstances, the proposal would not have an unacceptable impact upon residential amenity in the local area and would comply with EN1/2, EN7/2 and CF1/1.

### **Highway issues - Location, access and parking**

UDP Policy CF1/1 requires consideration to be taken of traffic generation and car parking provision and Policy JP-C6 - Walking and Cycling seeks to deliver a higher proportion of journeys made by walking and cycling and support the creation of safe and integrated walking and cycling infrastructure. The NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Supplementary Planning Document 11 (SPD 11) - Parking Standards in Bury sets out maximum and minimum standards for car parking, motorcycle and cycle storage provision.

It is not anticipated that traffic and vehicle movements on the local streets would increase as a result of the development comparative to the previous use as offices which would have drawn more staff to the site and by car.

The site is also located close to Radcliffe metrolink and bus connections and is considered to be a highly sustainable location.

The car park would provide 21 spaces for 15 members of staff with the remaining spaces available for welfare staff and other visitors to the school which is considered to be sufficient to serve the site and scale of development proposed and there would also be a space within the car park to facilitate student drop off and pick ups for those students travelling by minibus.

In terms of deliveries, these would be infrequent and likely fortnightly for the delivery of catering supplies which would use the minibus space to park and which for occasional deliveries for a temporary period is considered acceptable.

The bin store area would be located at the rear of the site and collected from Parsonage Street via the existing gated opening.

On the basis of the proposed access and parking arrangements and the scale and temporary period of the proposed development, the Highway Authority have raised no objection in relation to highway safety concerns subject to conditions to detail the works required to form the vehicle and pedestrian access, construction plan for the delivery and siting of the modular building, servicing arrangements and provision of the parking and refuse storage.

Given the above, the proposal would not have a detrimental impact on highway safety and would comply with JP-C5, JP-C6, JP-C8 and HT2/4.

### **Air quality**

The site is not located within an Air Quality Management Area. Due to the scale of the development, it is considered unlikely that the development would create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the Planning Practice Guidance-Air Quality and EPUK Guidance, an air quality assessment will not be required.

Although the development does include 21 car parking spaces, as the development is only temporary, electric vehicle charge points will not be required in this instance.

### **Ecology**

#### Summary

There are unlikely to be any ecological issues associated with this development.

#### Bats

The previous prior approval included the need for a bat license as bats were present in the buildings that have now been demolished. Any bat boxes that have or are to be provided will need to be incorporated in to development proposals.

For ecological enhancement purposes it is considered reasonable that bat boxes are provided within the development which would be conditioned.

#### Other Wildlife

The site has been cleared under the previous approval. It is very unlikely that there are any nesting bird, or other wildlife issues associated with this site. No further information or measures are required.

#### Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021). The site is currently hardstanding and artificial unsealed surfacing. This will be replaced with buildings and soft landscaping. The only wildlife issue is ensuring any previously agreed bat mitigation is incorporated into the layout.

The applicant has declared the site to be exempt from general biodiversity gain condition under the de minimis rule. GMEU accept that this is correct. No further information or measures are required.

Soft landscaping and biodiversity enhancement measures can be conditioned.

### **Carbon and energy statement**

The applicant states that the following measures would be taken to minimise the environmental impact and promote sustainable energy use -

- the use of energy efficient design including high performance insulation, energy efficient windows and doors that minimise heat loss and improve thermal performance
- low energy lighting
- renewable energy integration
- energy monitoring and management
- heating and cooling efficiency
- low carbon materials
- carbon off-set measures

The proposal would therefore accord with Policy JP-S2.

### **Digital connectivity statement**

The applicant has submitted a statement which states that the modular build unit would feature robust digital connectivity solutions which include high speed internet access, wi-fi integration, smart classroom technology, network security, device compatibility and scalable infrastructure.

The digital connectivity plan will enable the mobile classrooms to function as fully integrated extensions of the previous school and office site to ensure continuity of learning and access to digital resources.

It is considered the proposed development would comply with JP-C2.

### **Coal authority**

The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards, which need to be considered in relation to the determination of this planning application, specifically probable shallow coal mine workings and a thick coal seam outcrop, which may have been worked from the surface.

The Coal Authority now notes the submitted Desk Based Coal Mining Risk Assessment (January 2025, prepared by LK Group), which confirms an analysis of boreholes that were drilled very close by. Based on the analysis undertaken, the report is able to discount any crop workings due to the significant depth of superficial deposits, but also lateral works, specifically given the thin and uneconomical nature of the shallowest coals, which may underlie the site. Consequently, the Coal Authority is able to revise its original recommendation .

The Coal Authority considers that the content and conclusions of the submitted Desk Based Coal Mining Risk Assessment meet the requirements of the planning system in demonstrating that the application site is safe and stable for the proposed development. The Coal Authority therefore now has no objection to the proposed development.

### **Response to objections**

- Relocation of the pedestrian entrance to Parsonage Street would require reorientation of the building to enable access into the school which in turn would require re-positioning of the playground and other areas of the school site which would have a more harmful impact on privacy and overlooking to houses on Whittaker Street.
- Issues relating to traffic, access and parking have been covered in the above report.

**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 the application process 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 4 years from the date of this decision notice, 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 within 4 months of the cessation of the use. Reason. In view of the temporary nature of the development and in order to retain control over its continued use having regard to the particular nature of the site and surroundings pursuant to The National Planning Policy Framework.

2. This decision relates to drawings -

Location plan P-001  
Proposed site/block plan P-002 rev D  
Proposed layout plan P-100 rev C  
Existing and proposed context elevations P-102 rev c  
Proposed elevations/section P-101 rev C  
Proposed plan with topo survey R360 P-003 rev A1  
Elevations sheet 1 of 3 R360 105 rev A2  
Elevations sheet 2 of 3 R360 106 rev A2  
Elevations sheet 3 of 3 R360 109 rev A1

Revised Planning Statement revision 3 (dated received 30-1-25)  
Noise Impact Assessment 10 December 2024 - 36689-HML-XX-XX-RP-O-500001  
Issue P01  
Desk based coal mining risk assessment LKC241673 January 2025

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 and Places for Everyone Joint Development Plan listed.

3. The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);



## II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

4. Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

5. 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:

(i) 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;

(ii) 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);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

(v) 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. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable

development, secure proper drainage and to manage the risk of flooding and pollution pursuant to PfE Policy JP-S4 - Flood Risk and the Water Environment and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

6. A soft landscaping scheme and biodiversity enhancement measures (bat/bird boxes) shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. 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 EC6/3 of the UDP, Policy JP-G8 of the Joint PfE and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

7. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways to the Local Planning Authority:

- (1) Formation and widening of the proposed southerly car park access onto Whittaker Street to a scope and specification to be agreed, incorporating a sufficient width to allow two cars to pass each other, junction radii to replicate the existing arrangements to the north, alterations to the proposed fence lines and all associated highway remedial works;

- (2) Formation of the proposed pedestrian access to the site and reinstatement of the existing northerly car park access onto Whittaker Street to adjacent footway levels to a scope and specification to be agreed, incorporating all associated highway remedial works;

- (3) Works between the proposed vehicular and pedestrians accesses on Whittaker Street to retain the back edge of the footway exposed following removal of the former boundary treatment/stone plinths, to a scope and specification to be agreed, incorporating all associated highway remedial works;

- (4) Foundation details for all proposed boundary fencing confirming no encroachment under the adjacent adopted highway.

The details subsequently approved shall be implemented to an agreed programme with 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 Places for Everyone Policies JP-C5, JP-C6 and JP-C8.

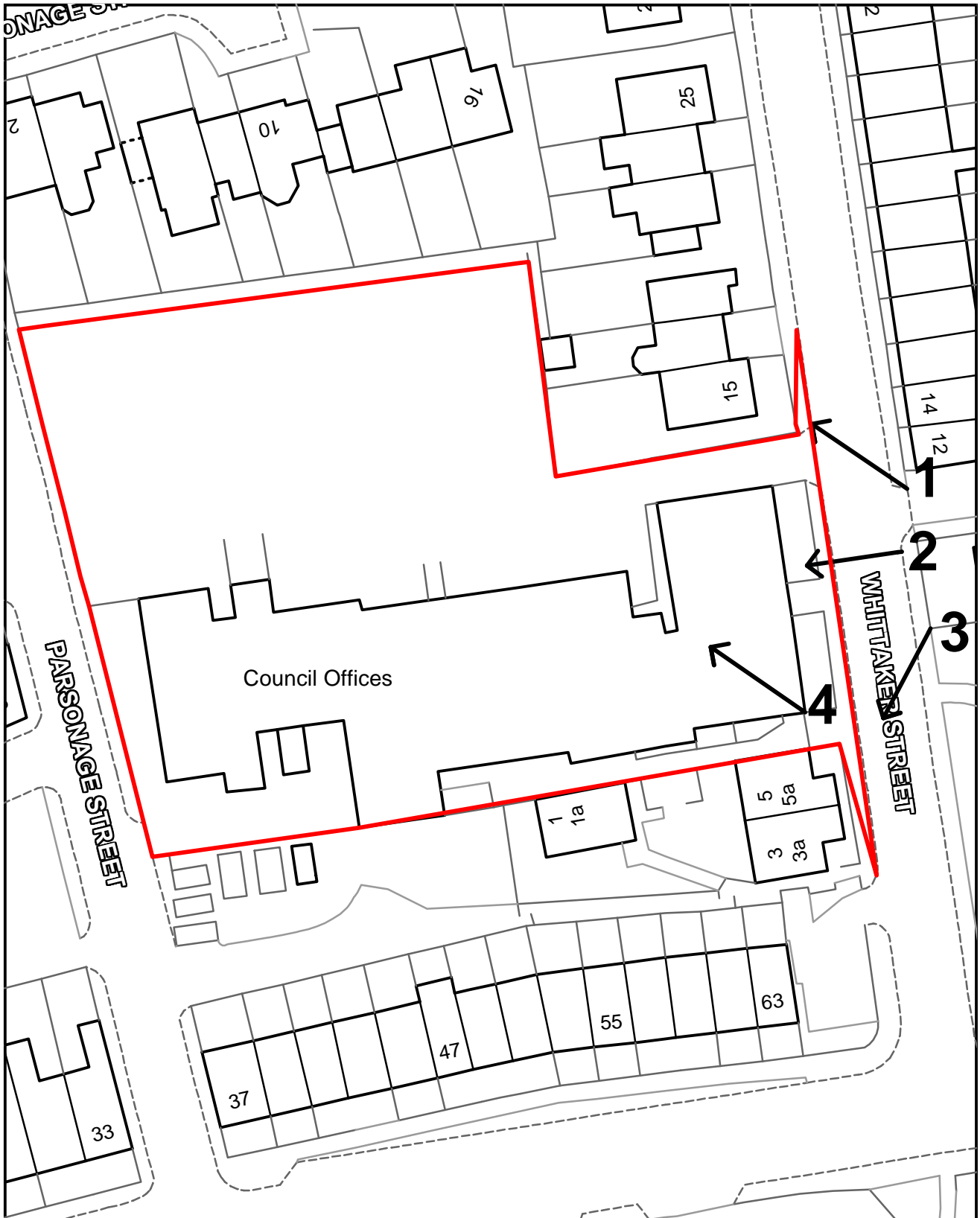
8. The development hereby approved shall not be commenced unless and until a method statement has been submitted to and approved by the Local Planning Authority for the placement/erection of the temporary modular building on the site, incorporating adequate access arrangements for the delivery/construction vehicles involved. The measures subsequently approved shall be implemented and maintained for the duration of the works.

Reason. In the interests of pedestrian and road safety and to mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways pursuant to Places for Everyone Policies JP-C5, JP-C6 and JP-C8.

9. The servicing arrangements 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/new access road, in the interests of road safety pursuant to Places for Everyone Policies JP-C5, JP-C6 and JP-C8
10. The car parking indicated on the approved plans shall be surfaced as shown, demarcated and made available for use prior to the development hereby approved being 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. The refuse storage and access arrangements to be provided within the curtilage of the site shall be made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.  
Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling pursuant to Places for Everyone Policy JP-C8.
12. The development thereby approved shall incorporate double glazing and trickle ventilation as stated in the Executive Summary of the Noise Assessment and plant equipment shall not exceed noise levels stated in Table 6.1 of the Noise Assessment. The measures shall be implemented prior to first occupation and maintained for the duration of the development hereby approved.  
Reason. To protect the amenity of adjacent occupiers pursuant to Bury Unitary Development Plan Policy EN7/2 - Noise Pollution.

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

# 71228 - Viewpoints



ADDRESS: 7 Whittaker Street, Radcliffe,  
Manchester, M26 2DT



**Bury**  
Council

Planning, Environmental and Regulatory Services

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71228

Photo 1



Photo 2





71228

Photo 3



Photo 4





Produced on 10 October 2024 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.  
 This map shows the area bounded by 378370 407373,378570 407373,378570 407573,378370 407573,378370 407373  
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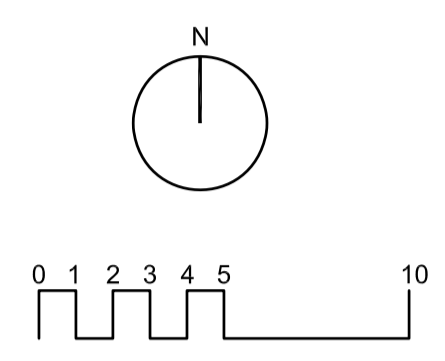
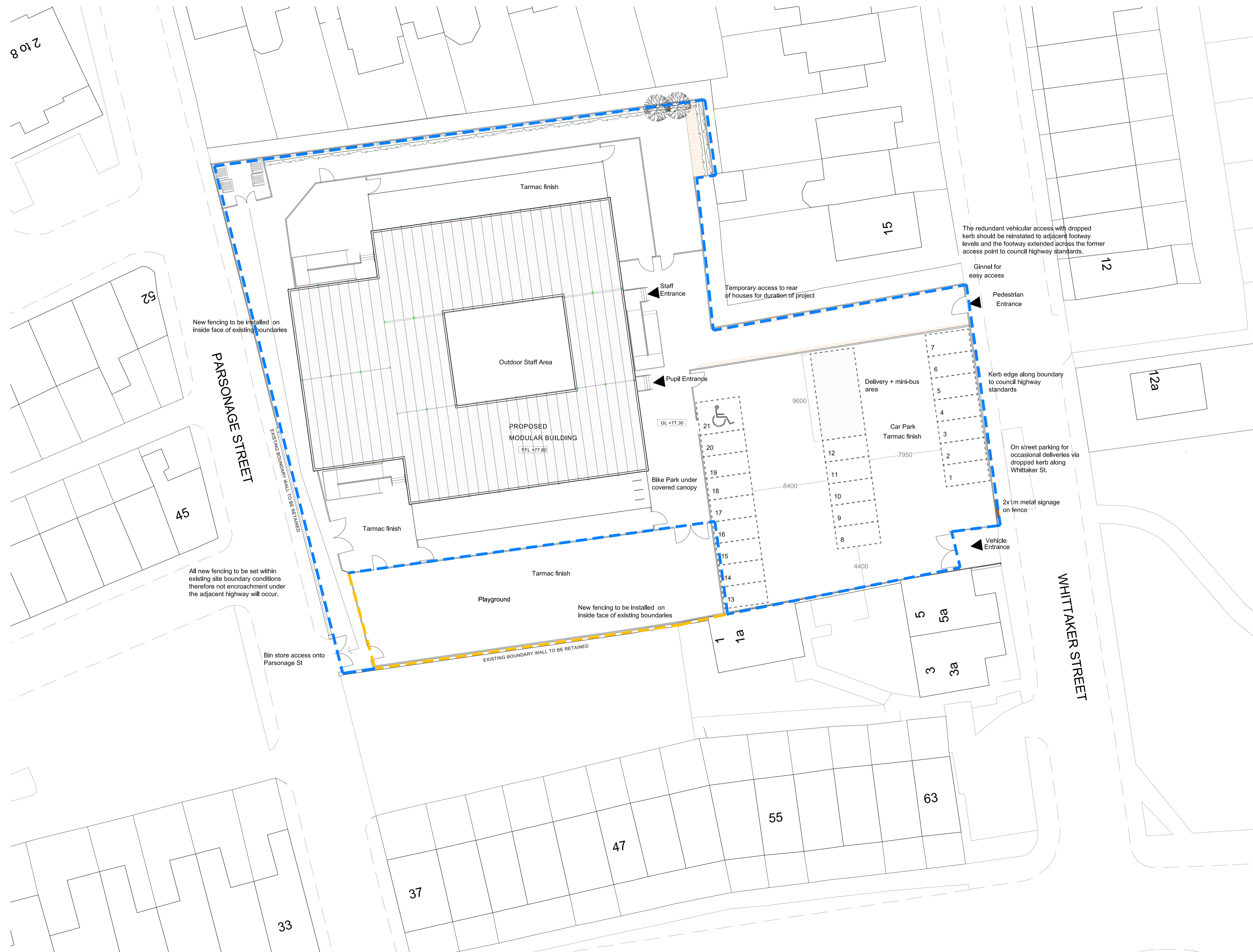
Client: BURY COUNCIL		
Project: WHITEFIELD CENTRE, BURY		
Title: LOCATION PLAN		
Project No: •MM2407	Drawing No: •P-001	Revision: •
Drawn By: GM	Date: 12/09/24	
Scale: 1:1250 @ A4	Approved: XX	
Drawing Status:	PLANNING	



3 Creagh Business Park  
 Creagh,  
 Toomebridge,  
 BT41 3UF  
 email: info@pmcveybuildingsystems.com Tel: 028 7941 8670  
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— — — — 2.4m HIGH PALADIN FENCING  
— — — — 3.0m HIGH PALADIN FENCING

New fencing to be installed on inside face of existing boundaries

PARSONAGE STREET

EXISTING BOUNDARY WALL TO BE RETAINED

All new fencing to be set within existing site boundary conditions therefore not encroachment under the adjacent highway will occur.

Bin store access onto Parsonage St

EXISTING BOUNDARY WALL TO BE RETAINED

New fencing to be installed on inside face of existing boundaries

The redundant vehicular access with dropped kerb should be reinstated to adjacent footway levels and the footway extended across the former access point to council highway standards.

Ginnet for easy access

Pedestrian Entrance

Temporary access to rear of houses for duration of project

Kerb edge along boundary to council highway standards

On street parking for occasional deliveries via dropped kerb along Whittaker St.

2x1m metal signage on fence

WHITTAKER STREET

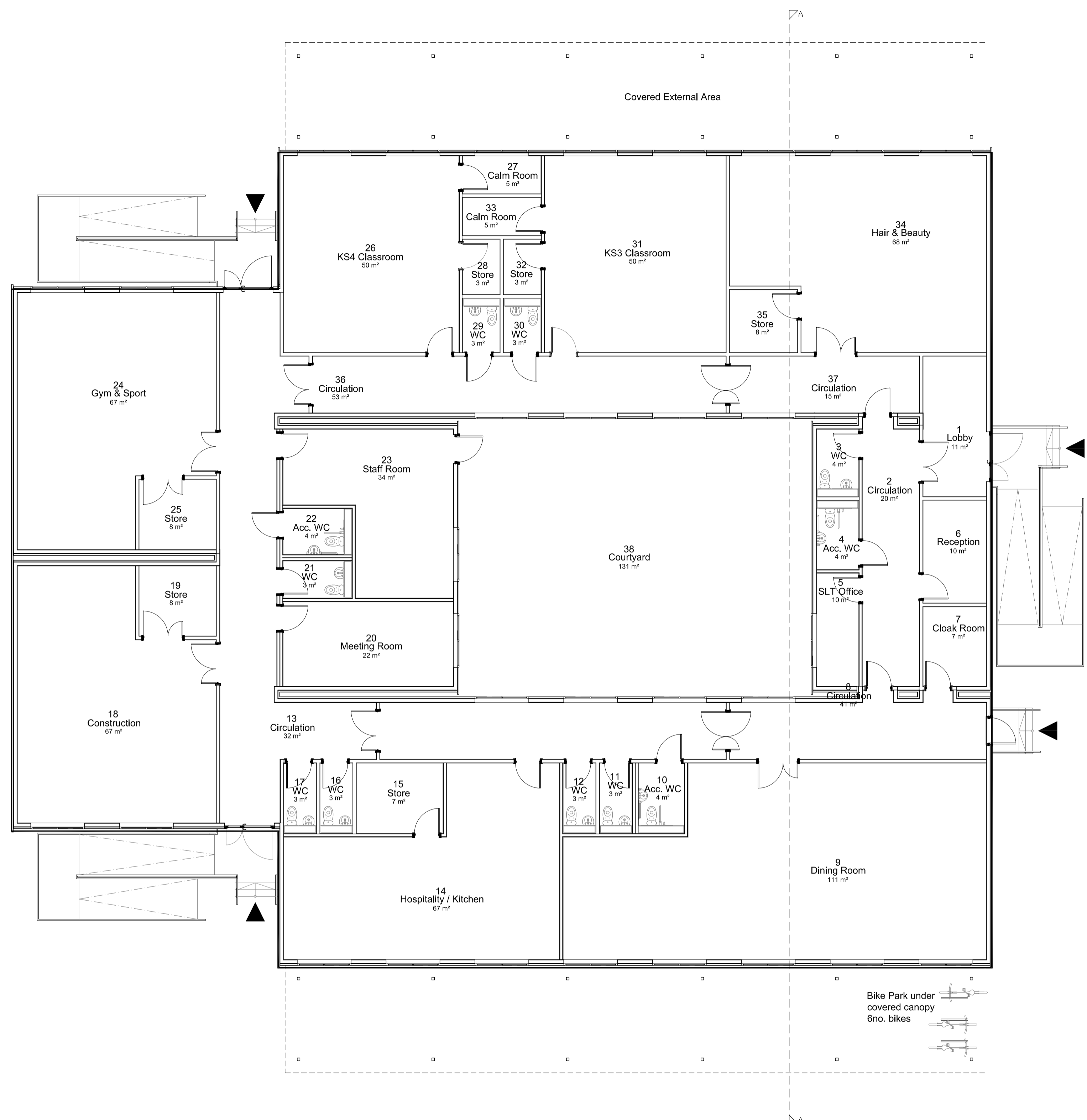
Rev	Description	Date
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C	PLANNING AMENDMENTS	22.01.25
B	PLANNING AMENDMENTS	16.01.25
A1	Issued for approval	--/--
Client:		
Project: SCHOOL, WHITEFIELD, BURY		
Title: PROPOSED SITE / BLOCK PLAN		
Project No:	Drawing No:	Revision:
•MM2407	•P-002	•C
Drawn By: GM	Date: 12/09/24	
Scale: 1:200 @ A1	Approved: XX	
Drawing Status: PLANNING		

**P. McVey BUILDING SYSTEMS**

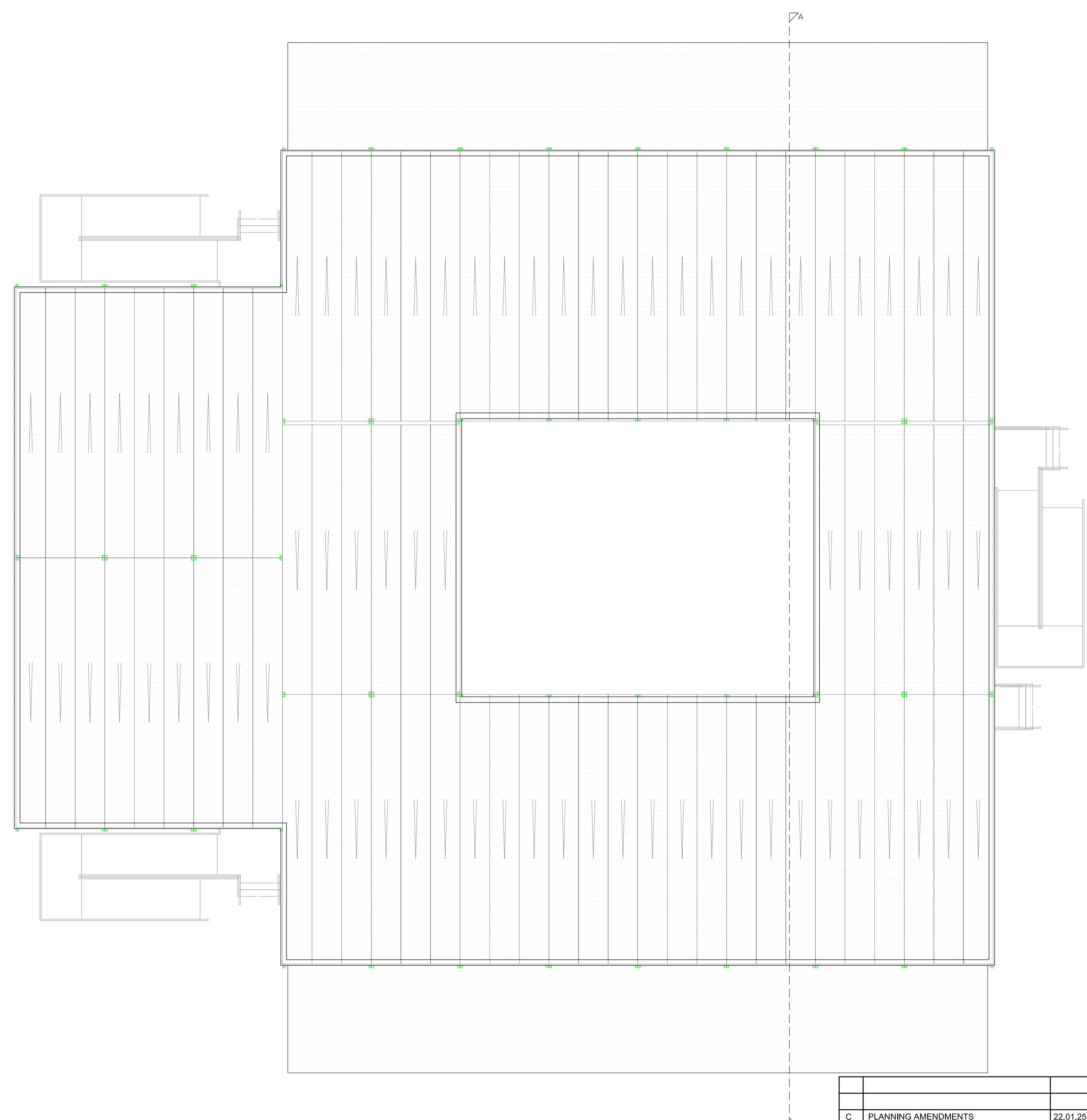
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 www.pmcveybuildingsystems.com



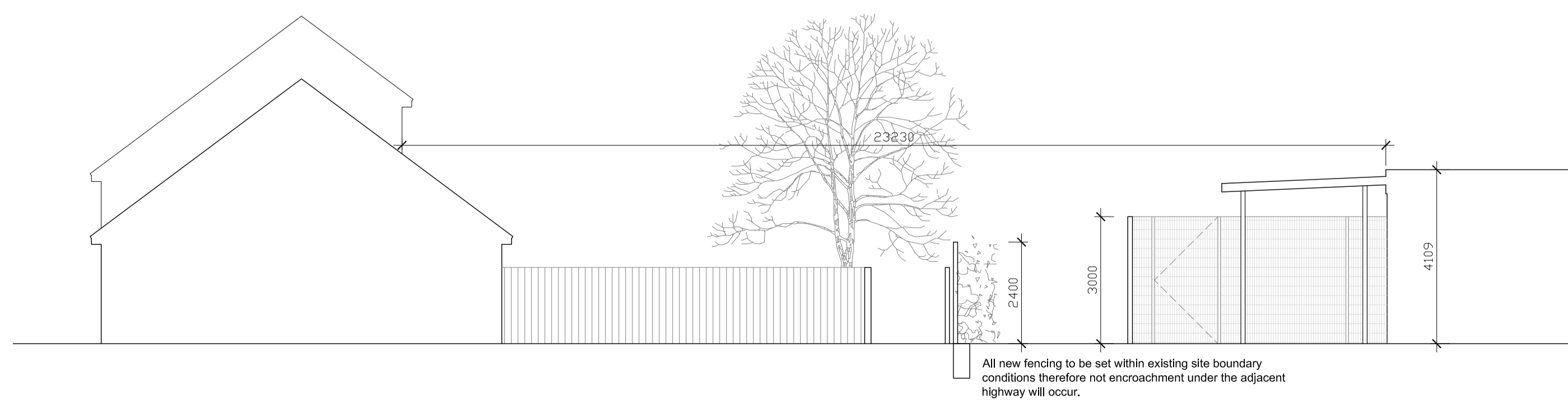
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FLOOR PLAN



ROOF PLAN



NORTH BOUNDARY CONDITION  
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EXISTING HOUSES ON PASONAGE STREET

EXISTING GARDENS

EXISTING REAR ALLEY

PATH & HEDGE WITH TARP COVERING ALONG BOUNDARY

PROPOSED SCHOOL BUILDING

Rev	Description	Date
C	PLANNING AMENDMENTS	22.01.25
B	PLANNING AMENDMENTS	16.01.25
A1	Issued for approval	--/--

Client:

Project: SCHOOL, WHITEFIELD, BURY

Title: PROPOSED PLAN

Project No: •MM2407      Drawing No: •P-100      Revision: •B

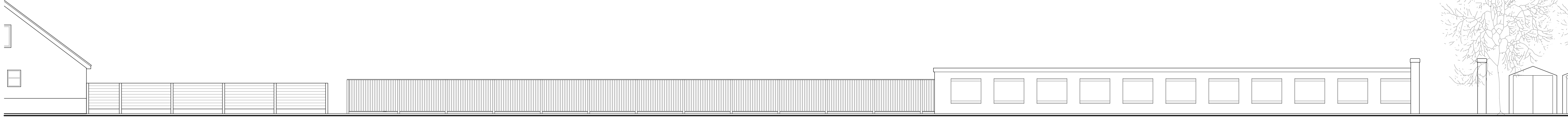
Drawn By: GM      Date: 12/09/24

Scale: 1:100 @ A1      Approved: XX

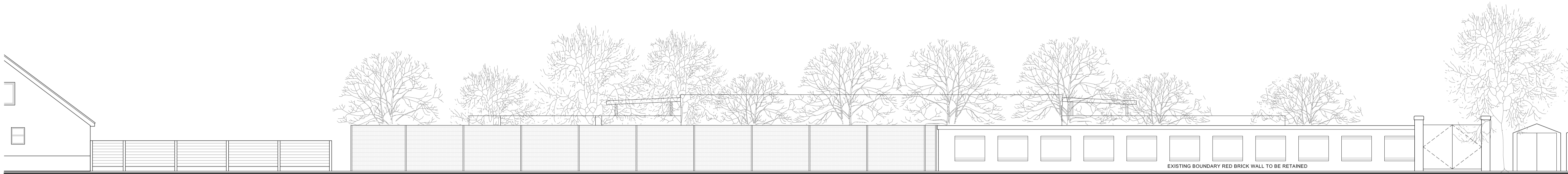
Drawing Status: PLANNING

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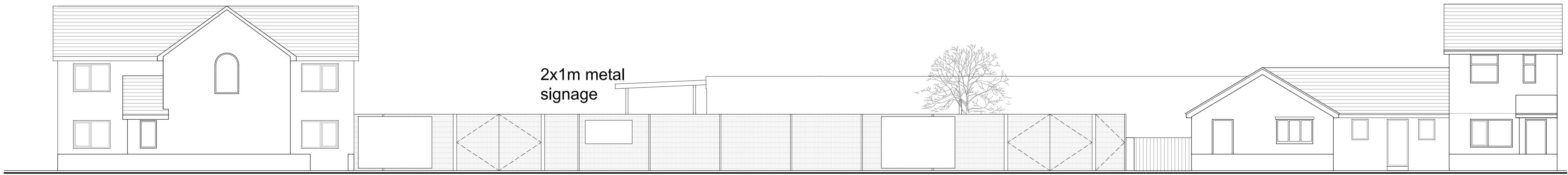
CONTEXTUAL ELEVATION FROM PARSONAGE STREET - EXISTING CONDITION



CONTEXTUAL ELEVATION FROM PARSONAGE STREET - PROPOSED CONDITION



CONTEXTUAL ELEVATION FROM WHITTAKER STREET - EXISTING CONDITION



CONTEXTUAL ELEVATION FROM WHITTAKER STREET - PROPOSED CONDITION

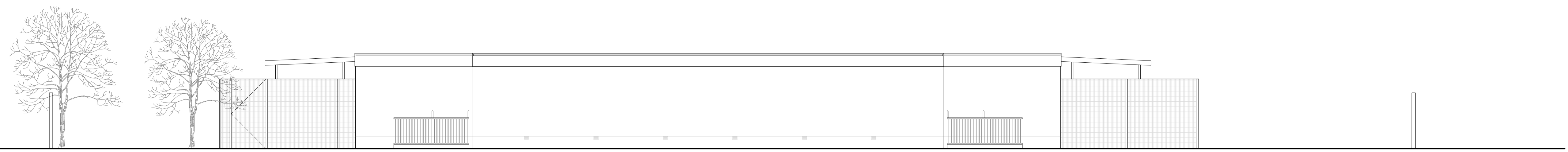
Rev	Description	Date
C	PLANNING AMENDMENTS	22.01.25
B	PLANNING AMENDMENTS	16.01.25
A1	Issued for approval	--/--

Client:		
Project: SCHOOL, WHITEFIELD, BURY		
Title: EXISTING / PROPOSED CONTEXT ELEVATIONS		
Project No: •MM2407	Drawing No: •P-102	Revision: •C
Drawn By: GM	Date: 12/09/24	Approved: XX
Scale: 1:100 @ A1	Drawing Status: PLANNING	

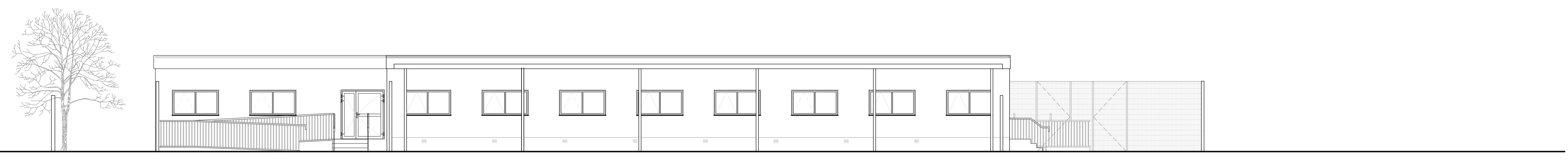


**DO NOT SCALE : IF IN DOUBT ASK!**  
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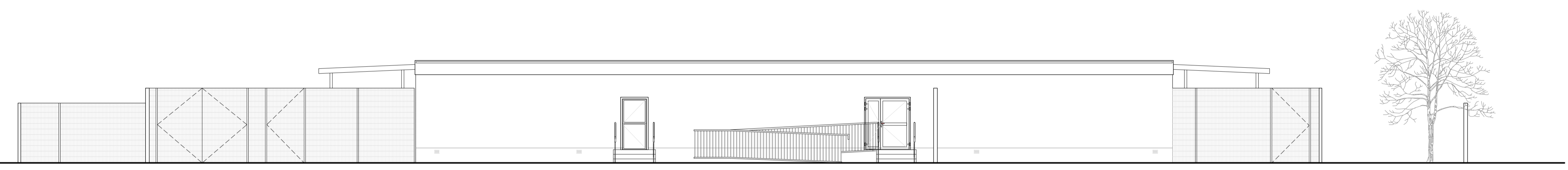
**MATERIAL PALETTE:**  
 WALLS + ROOF: to be COMPOSITE PANELS  
 DOORS: to be PPC ALUMINIUM  
 WINDOWS: to be uPVC  
 PLANT ENCLOSURE: to be 3M HIGH PALADIN FENCE



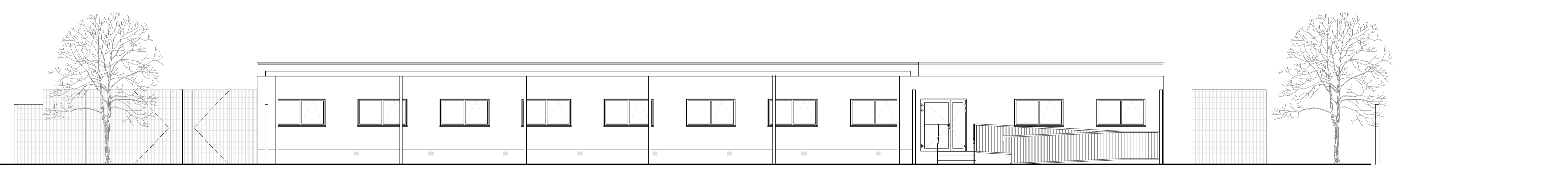
WEST ELEVATION



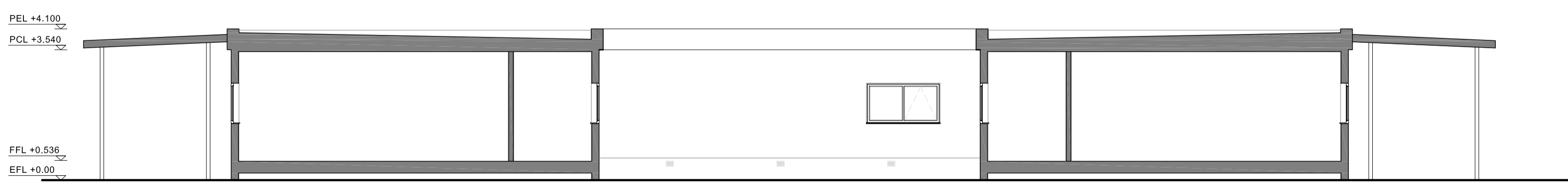
SOUTH ELEVATION



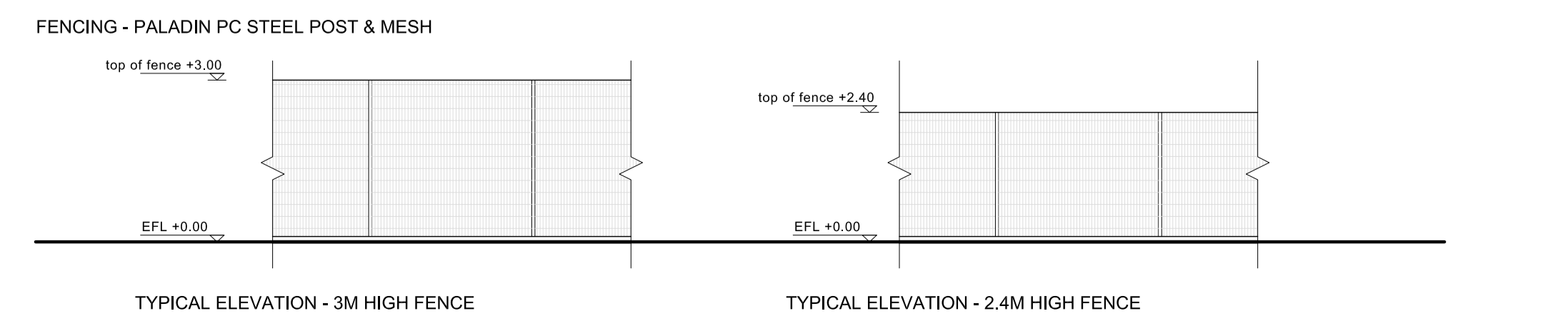
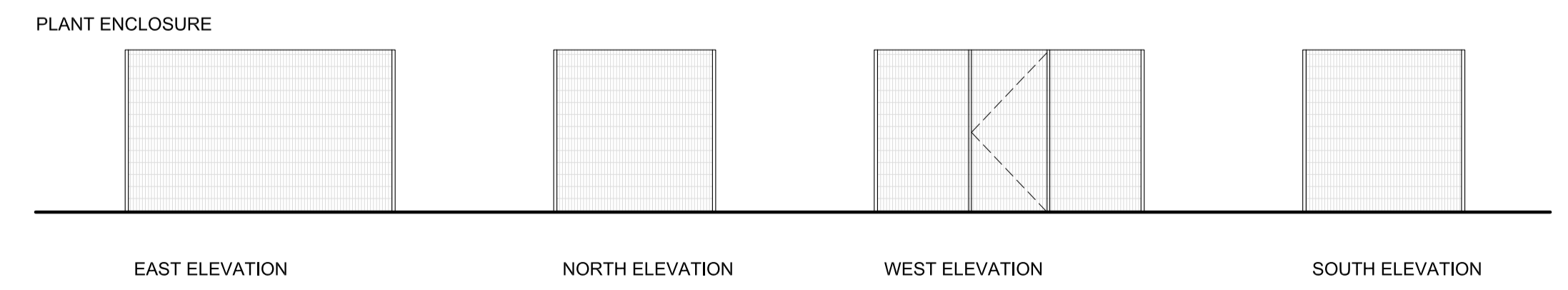
EAST ELEVATION



NORTH ELEVATION

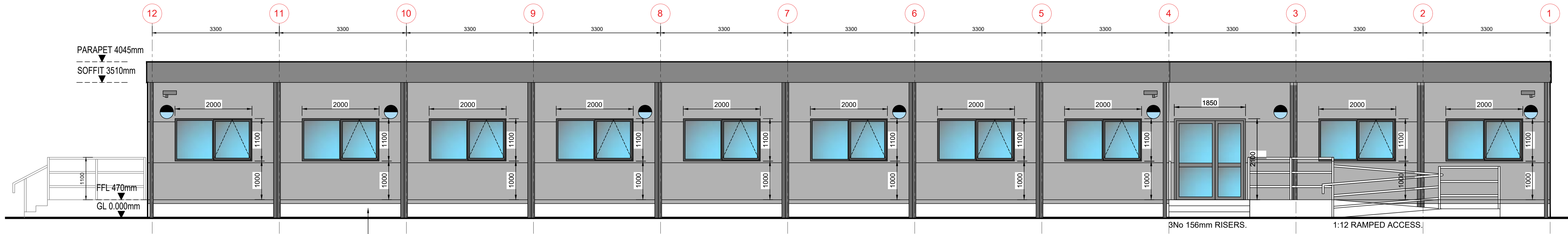


SECTION A



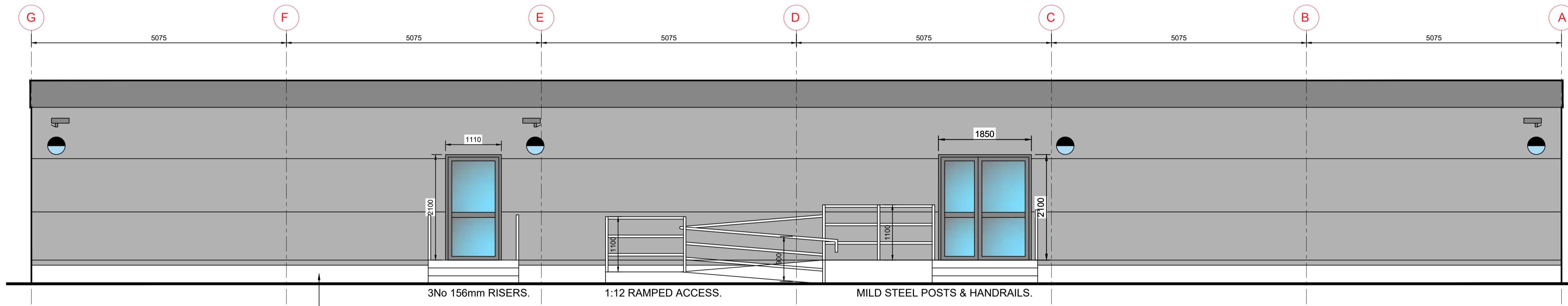
Rev	Description	Date
B	PLANNING AMENDMENTS	16.01.25
A1	Issued for approval	---/---/---
Client:		
Project: SCHOOL, WHITEFIELD, BURY		
Title: PROPOSED ELEVATIONS / SECTION		
Project No:	Drawing No:	Revision:
•MM2407	•P-101	•B
Drawn By: GM	Date:	12/09/24
Scale: 1:100 @ A1	Approved: XX	
Drawing Status: PLANNING		

**P. McVey BUILDING SYSTEMS**  
 3 Creagh Business Park  
 Creagh,  
 Toomebridge,  
 BT41 3UF  
 email: info@pmcveybuildingsystems.com Tel: 028 7941 8670  
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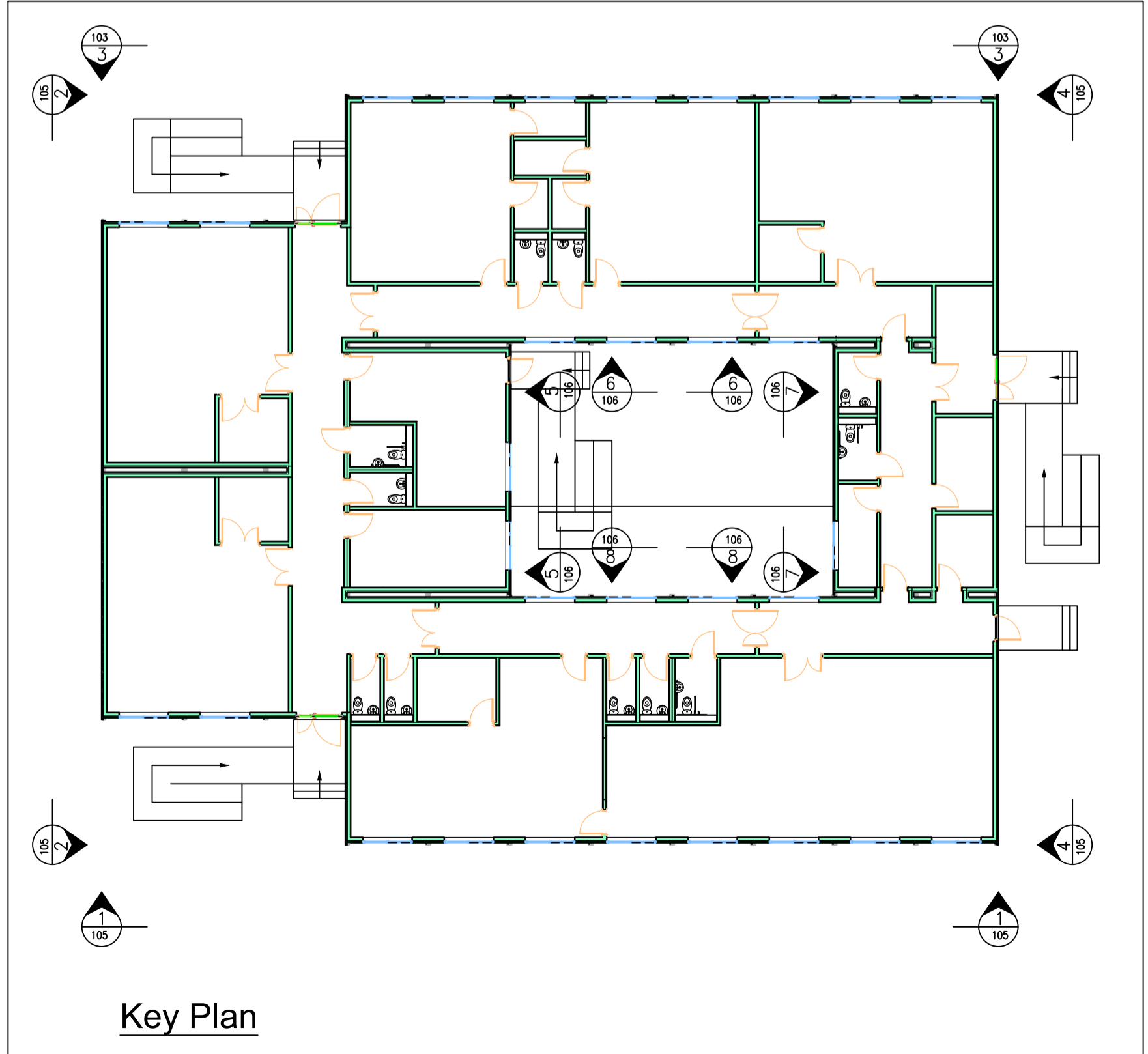
Elevation 3-3 1:50

FIBRE CEMENT PLINTH  
ALONG BASE.



Elevation 4-4 1:50

FIBRE CEMENT PLINTH  
ALONG BASE.



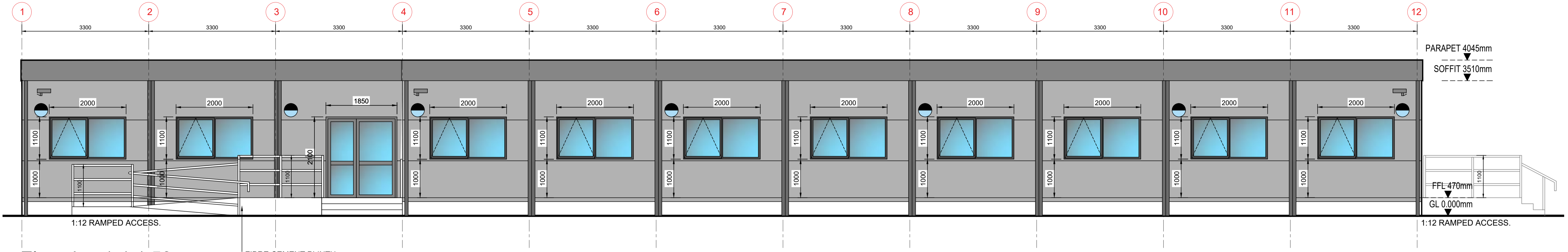
Key Plan

Rev	Description	Date
A2	Issued showing steps & ramps	29/10/23
A1	Issued for approval	22/08/23

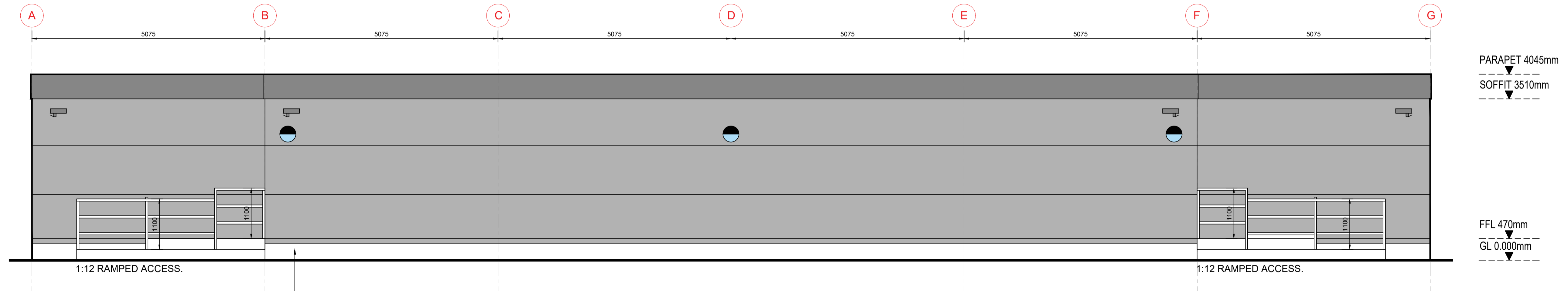
Client: Bury Council  
 Project: Whitefield Centre.  
 Title: Elevations Sheet 2 of 3  
 Project No: R360 Drawing No: 106 Revision: A2  
 Drawn By: SL Date: 22/08/24  
 Scale: 1:75@A1 Approved: .  
 Drawing Status: Approval

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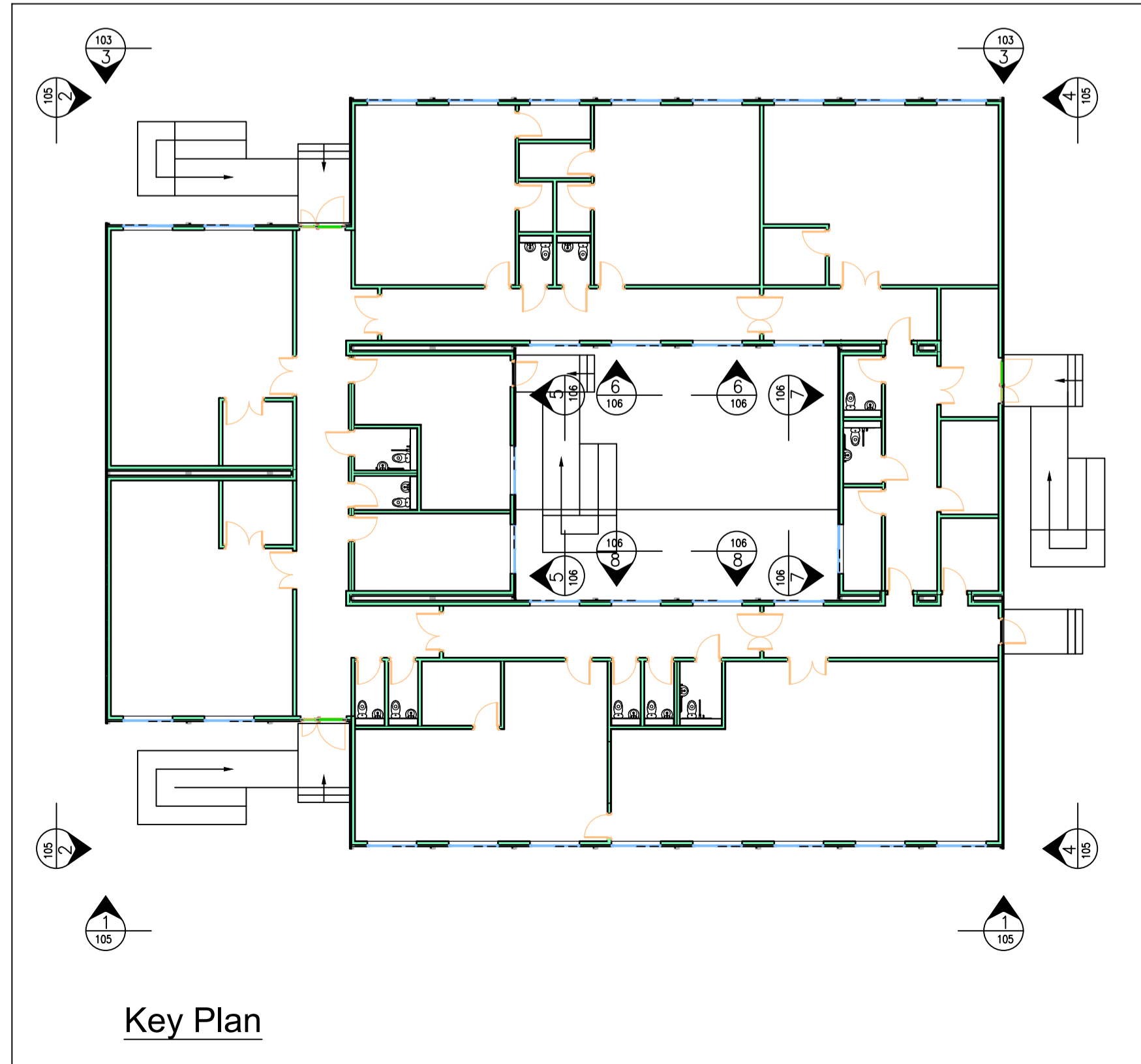
105 Ballyneil road,  
 Moneymore,  
 Magherafelt,  
 BT45 7TE  
 email: info@pmcveybuildingsystems.com Tel: 028 7941 8670  
 www.pmcveybuildingsystems.com



Elevation 1-1 1:50



Elevation 2-2 1:50



Key Plan

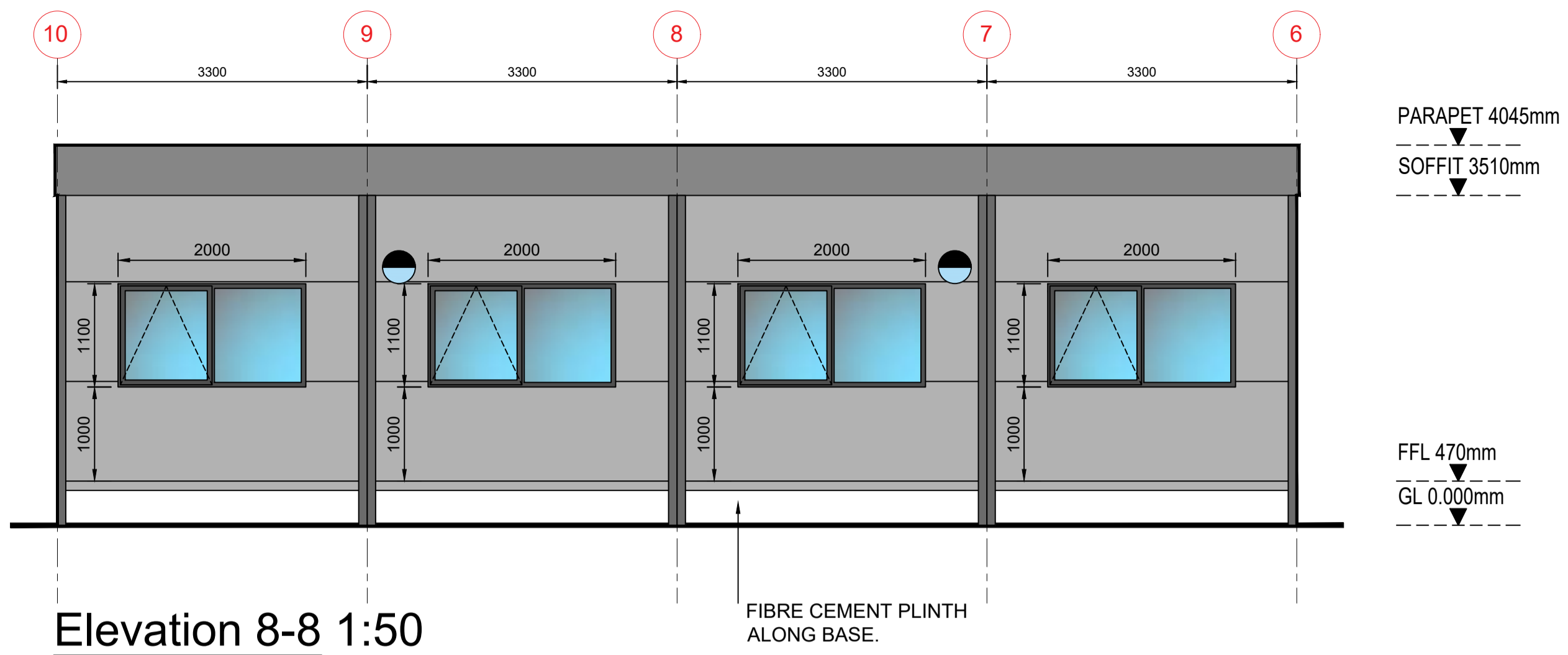
Rev	Description	Date
A2	Issued showing steps & ramps	29/10/23
A1	Issued for approval	22/08/23

Client: Bury Council  
 Project: Whitefield Centre.  
 Title: Elevations Sheet 1 of 3  
 Project No: R360 Drawing No: 105 Revision: A2  
 Drawn By: SL Date: 22/08/24  
 Scale: 1:75@A1 Approved: .  
 Drawing Status: Approval

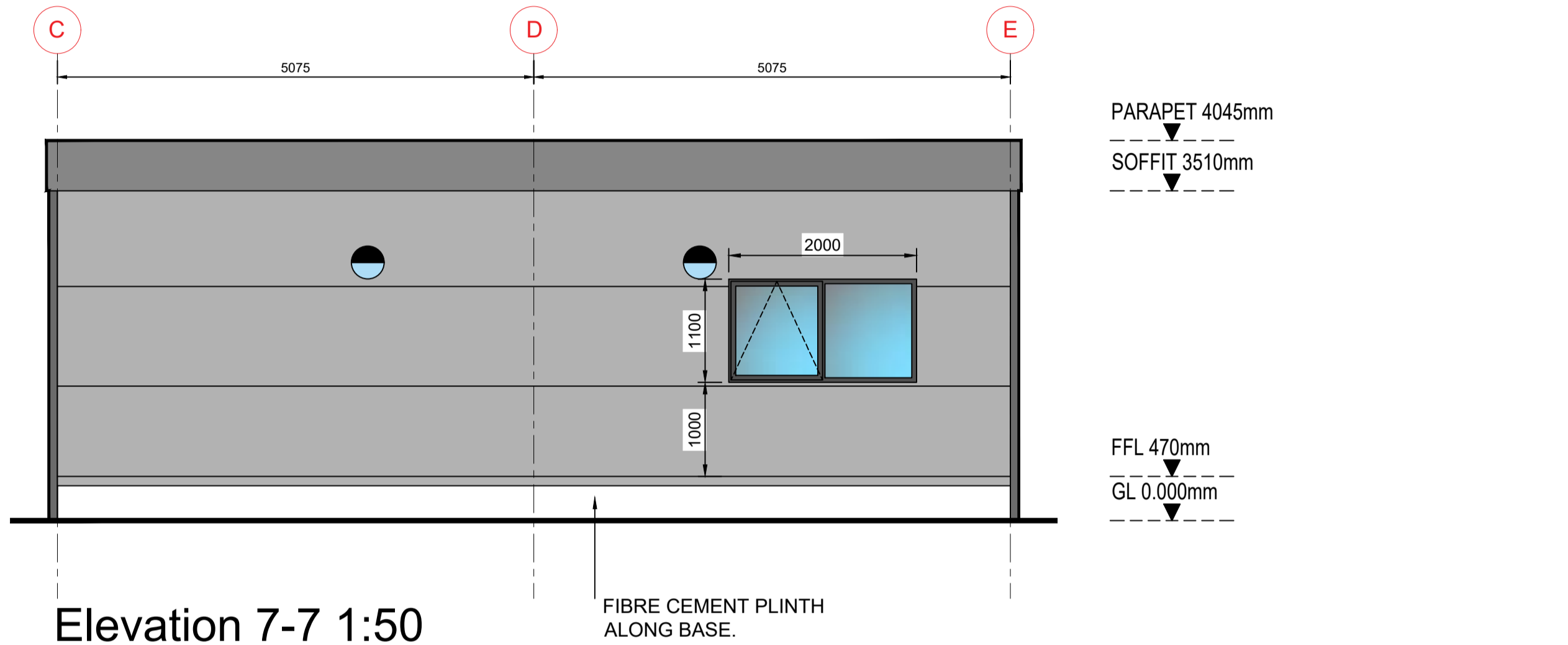


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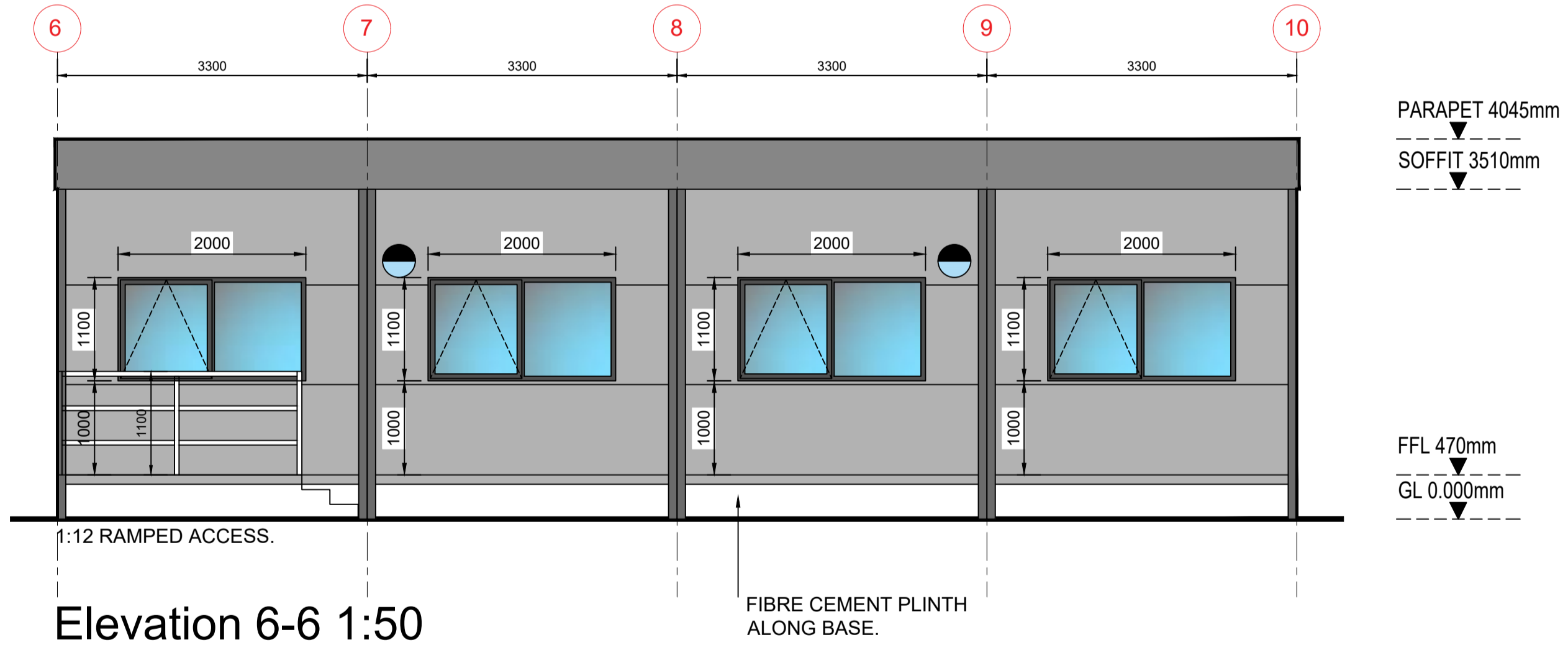




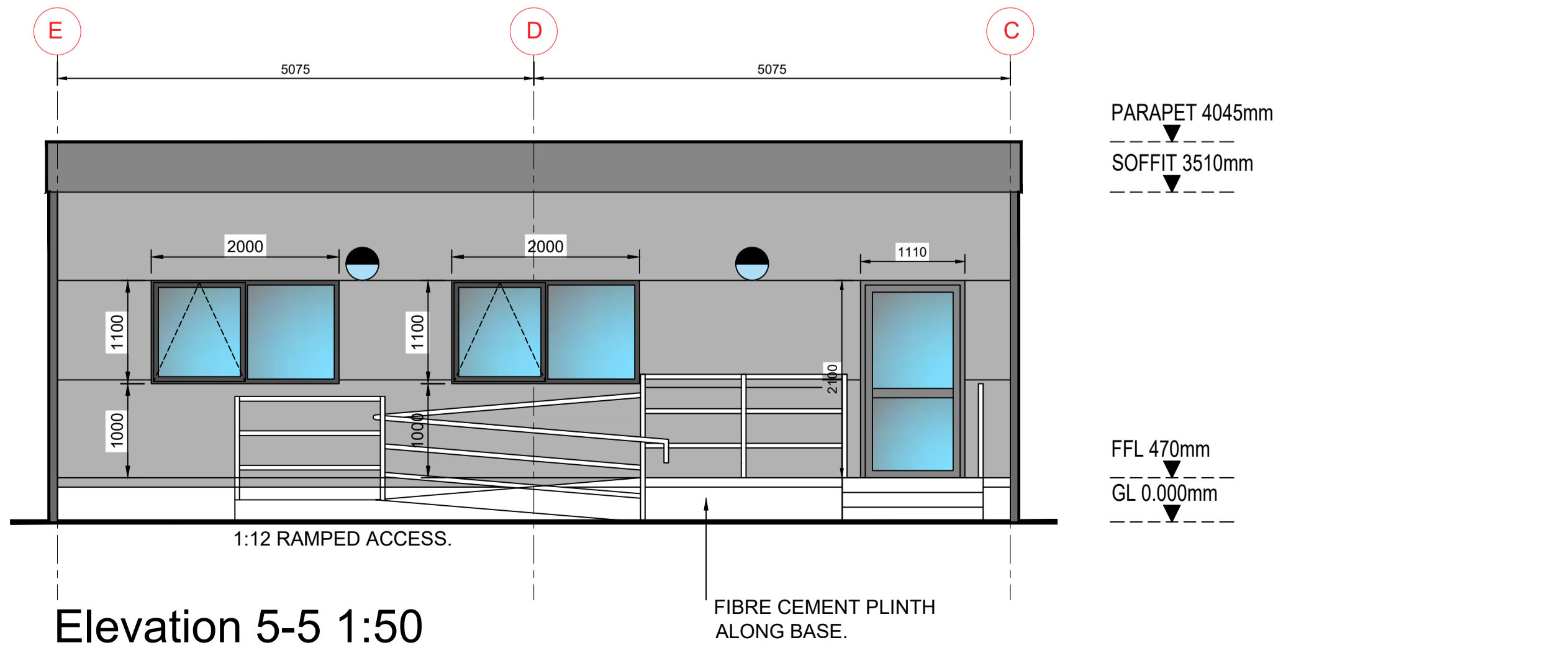
Elevation 8-8 1:50



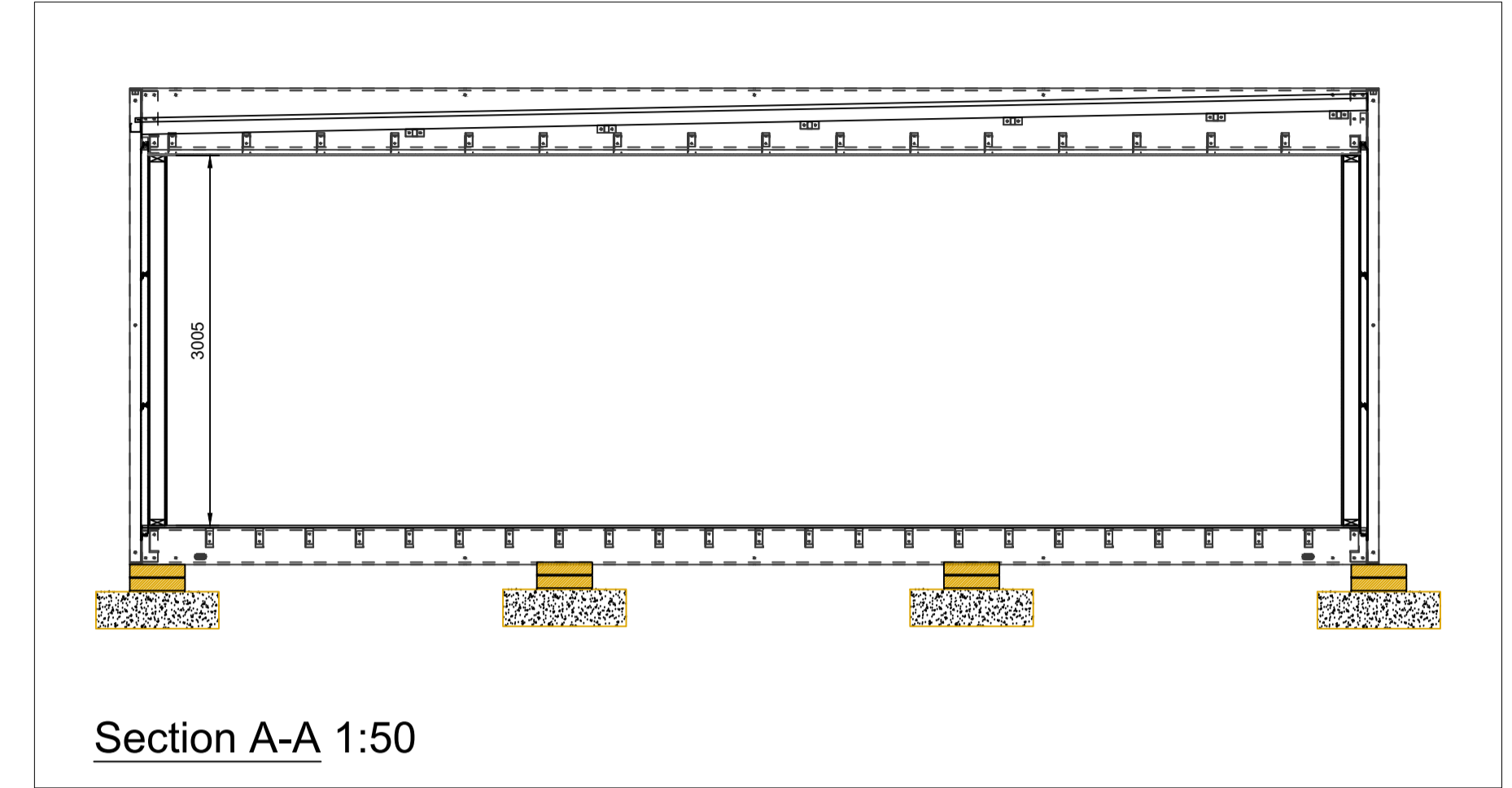
Elevation 7-7 1:50



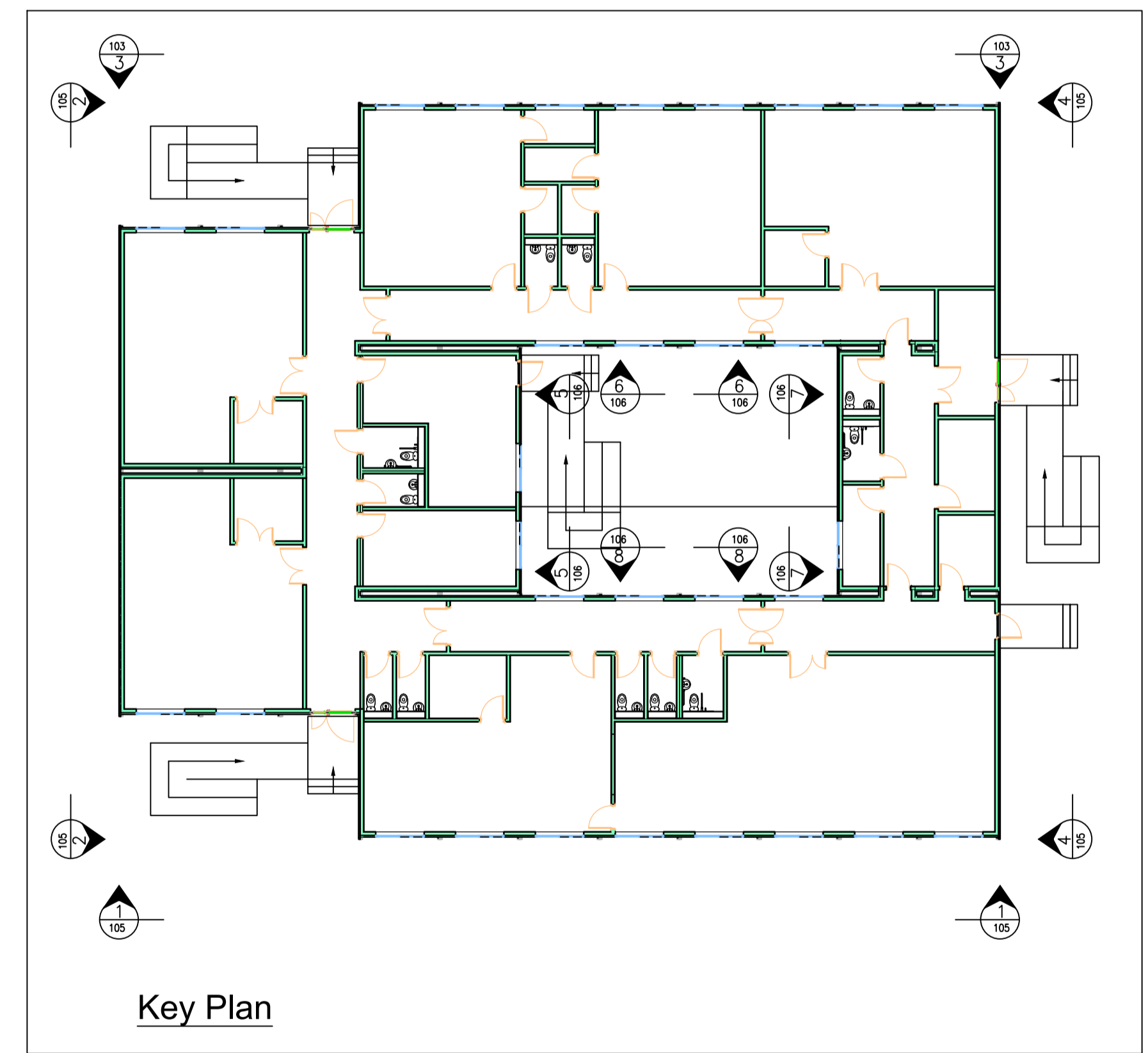
Elevation 6-6 1:50



Elevation 5-5 1:50



Section A-A 1:50



Key Plan

Rev	Description	Date
A1	Issued for approval	29/10/23

Client: Bury Council  
 Project: Whitefield Centre.  
 Title: Elevations Sheet 3 of 3  
 Project No: R360 Drawing No: 109 Revision: A1  
 Drawn By: SL Date: 29/10/24  
 Scale: 1:75@A1 Approved: .  
 Drawing Status: Approval

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 105 Ballyneil road,  
 Moneymore,  
 Magherafelt,  
 BT45 7TE  
 email: info@pmcveybuildingsystems.com Tel: 028 7941 8670  
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