

Ward: Whitefield + Unsworth - Unsworth

Item 03

Applicant: Oak Learning Partnership

Location: Unsworth Primary School, Blackley Close, Bury, BL9 8LY

Proposal: Change of use from F1 to E(f) and reconfiguration of exiting classroom space to form new nursery rooms; Single storey rear extension; Erection of new front canopy with polycarbonate roof; Formation of new car parking area

Application Ref: 71578/Full

Target Date: 17/04/2025

Recommendation: Approve with Conditions

Description

The application relates to a primary school which is located at the end of a residential cul-de-sac.

There is a hardstanding playground to the south of the school building and playing fields to the east. The access to the site leads from the end of the cul de sac into the school grounds and an internal road, where there is parking for staff and visitors located along the perimeter of the site along the western boundary.

The application seeks new nursery provision, a replacement reception classroom and car park.

It is proposed to reconfigure existing classroom space to form a new nursery room and provide an external canopy to this classroom to facilitate outdoor play.

An existing conservatory located in the courtyard area of the school building would be demolished to provide a new reception classroom.

A new car park area for 10 cars (6 staff spaces, 3 visitor space and 1 accessible space) would be located to the south of the school building accessed from the internal road.

The applicant states that 26 children (3-4 years old) would attend the nursery with an additional 2 to 3 members of staff employed.

The proposed nursery is in response to increasing demand for early years education provision in the area. The introduction of the nursery would also provide a continuous educational pathway from early years through to primary education.

Relevant Planning History

52725 - Erection of conservatory within court yard of school - Approve with Conditions 02/08/2010

64438 - Single storey extension at rear - Approve with Conditions 02/09/2019

68066 - Proposed additional staff car parking (7 additional spaces) - Approve with Conditions 14/07/2022

69334 - Single storey extension for sensory and speech therapy room - Approve with Conditions 18/04/2023

Publicity

Letters sent to 50 properties on 26/2/25 and 7/4/25

Six objections received (2 addresses)

- The traffic on Chadderton Drive and Blackley Close is already excessive at school times
- Totally inconsiderate parking on the nearby streets is a real problem.
- Congestion will just become worse and the safety of the school children will be further put at risk. stress when accessing our own houses at school times affecting our mental health and wellbeing.
- Traffic causes safety issues for children to the school
- Parents clogging Blackley Close with their vehicles is becoming dangerous, putting the Children, Teachers/Staff and Local Residents in danger.
- How can Emergency Services get to the School or to the Local Residents?
- The bin men couldn't get into our cul-de-sac to collect our rubbish and a resident's delivery struggled to get through
- I wonder if another route from the School can be created to reduce congestion in Blackley Close

Revised plans received to change the location of the proposed car park within the playground area and provide a total of 10 spaces

Letters sent to 25 properties on 25/4/25 to those closest to and more affected by the proposed development on Blackley Close, Alkington Close, Chadderton Close and Monsall Close plus those who have objected.

One objection with the following comments -

- Increasing the current heavy traffic flow on Blackley Close is not only an accident waiting to happen due to the severe congestion, but highly inconsiderate to all residents on Blackley Close.
- For an ambulance to not get through as mentioned on another comment is a very serious issue, and should be prioritised over extending the school car park.
- Ideally you need a car park at another entrance point to the school.

One petition with 36 signatures received with the following comments -

- Increased traffic flow will have an environmental impact with the increased emissions which would impact the health of the children and local residents
- Forming a new car park would result in the loss of trees that are important to our mental health
- Increase in pollution
- Traffic congestion would put the safety of children, teachers/staff, local residents in danger and obstruct access for emergency services
- Restrict access for waste collections on the cul de sac.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions

Children's Commissioning Team - No response received

United Utilities (Water and waste) - No response received

Pre-start Conditions - Not relevant

Development Plan and Policies

NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
CF1/1	Location of New Community Facilities

JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-P5	Education, Skills and Knowledge

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

The proposed development would facilitate a new nursery to support the growing early years need for education in the area and would provide a natural progression through a child's primary education within the existing school environment.

The initiative would align with the Borough's aspirations to enhance early years education and childcare provision to ensure accessibility to education for all.

In principle, the proposed development is therefore considered to be acceptable and would comply with UDP Policy CF1/1 and PfE Policy JP-P5.

Layout and siting

The proposed extension to provide a reception classroom and resource room would cover a floor area of approximately 67 sqm and would be sited in a space and on part of the footprint of the conservatory (to be demolished) which is centrally located within the school buildings.

The extension would infill a relatively small gap in materials to match the existing building and would not be visible from outside the school grounds and as such considered an acceptable addition.

The proposed canopy would be attached to part of the western elevation of the school building where the reception classroom would be located to facilitate outdoor covered play.

The canopy would be 15m long and project 5.3m from the wall and constructed with a translucent sheeted roof supported by on aluminium poles. The canopy would be visible from the internal school road but not widely from outside the site and considered to be a lightweight and ephemeral addition and an acceptable solution to providing outdoor education and play for the school.

The proposed car park would be located directly to the south of the school buildings on part of the playground and would provide a total of 10 spaces - 6 staff, 3 visitor and 1 accessible space. The entrance/exit would be from the internal road and a pedestrian walkway separated by a mesh security fence around the car park would facilitate safe access to the school playground and other parts of the school grounds.

Located close to the site entrance, the proposed car park would not restrict or prevent

access to the existing car park or any part of the school grounds and would be acceptable in supporting the increased floorspace and nursery use at the school. Visual impacts are considered to be limited and not significantly harmful from outside the school grounds.

The proposed layout and siting are therefore considered to be acceptable and would comply with Policies CF1/1, EN1/2 and JP-P5.

Impact on residential amenity

In terms of the location of the extension, this would infill part of a courtyard area which is located centrally within the school grounds and would be screened from views by existing buildings.

The canopy to the new nursery would also be located far enough away from residential properties not to impact on outlooks and visual amenity.

The car park would be located in part of the playground which is next to the school entrance but would be set back into the site by approximately 14m and away from these properties which are also positioned side on to the school.

For all intents and purposes, the only change would be that 20 cars would be parked in this area and a mesh fence erected to separate traffic from pedestrians footways.

Given the separation distances and relatively small scale area of development it is considered the proposed car park would not cause undue harm to the amenity of local residents in terms of its layout and siting.

Matters relating to highway issues and traffic which have been raised in some of the objections are covered in the section below.

Highway issues

The main consideration is the potential increase in volume of traffic and trips made to the school as a result of the proposed nursery.

Objections received to the application refer to existing traffic and parking issues which arise in the area. The location of the school at the end of a residential cul de sac is not ideal in terms of how the school is accessed and how this affects residents but it is an historic and existing situation.

It is anticipated that the majority of families who would use the nursery would live locally and within walking distance as the school serves a local catchment area. Some of the nursery children would already have siblings at the school and therefore trips to drop off and pick up would be minimised.

The school have stated that any trips would be organised outside of normal school start and finish time to minimise any potential traffic disruptions and sustainable modes of travel including car sharing, walking and public transport would be strongly encouraged.

The development proposes to provide a car park for 10 spaces which would comfortably facilitate the 3 or so additional staff plus visitors and any parents/carers who may need to call into the school. The car park would be located within the school gates and this would allow cars to turn round so as not to block or obstruct the main access or the internal lane which would aide in safeguarding children and pedestrians from vehicular traffic. the designated and fenced footway around the car park would also provide a safe and accessible route around the school grounds.

An additional facility, the nursery would address an educational need in the area and could be provided within the existing educational establishment without the need for planning permission. It is the displacement of the reception classroom and need to find additional accommodation of the construction of an classroom extension which need consent.

Given the nursery would serve the local community where the majority of trips would be by foot, linked trips with siblings, children or friends who already attend the school and the parking and access to it which would be provided, it is considered the proposed development would not cause significant highway safety issues.

The Highway Authority have been consulted on the proposals and have raised no objections subject to conditions to provide construction materials within the school site and make available the parking and segregated pedestrian arrangements.

the proposed development is therefore considered acceptable and in compliance with policies CF1/1, HT2/4, JP-P5 and JP-P8.

Ecology

The application proposes development on areas of hardstanding and would be exempt from providing Biodiversity Net Gain.

The Greater Manchester Ecology Department have recommended that in order to provide some ecological enhancement, a bird box be provided in an existing tree.

This would be conditioned.

JP-S2 - Carbon and energy

The applicant has submitted a statement to demonstrate how the proposal would comply with Policy JP-S2.

The design of the proposed development would follow key sustainable energy practices:

- exceed minimum Building Regulations in terms of thermal insulation, ensuring a high level of energy efficiency and reducing heating demands
- incorporating energy efficient lighting
- utilise effective heating systems and minimise reliance on mechanical cooling
- prioritise the use of natural light and reduce reliance on artificial lighting
- explore the integration of solar panels
- integrate EV chargepoints

It is therefore considered the proposal would comply with JP-S2.

JP-C2 - Digital connectivity

The applicant has submitted a statement to demonstrate how the proposal would meet the requirements of JP-C2.

- Provide high speed fibre optic broadband
- Future proof infrastructure
- Incorporate smart technologies to promote digital literacy and enhance educational outcomes.

The proposed development would therefore comply with Policy JP-C2.

Response to objections

- The revised plans now show the trees within the school grounds would be retained and there would be an increase in parking spaces to 10. no in total.
- Access, parking and highway safety issues 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. 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 -

Location plan dated 29/1/25
Site plan - proposed car parking received 25/4/25
Existing and proposed floor layouts 001 rev A
Existing and proposed layout plan 002 rev B
Existing and proposed building elevations 003 rev A
Places for Everyone statement - Carbon and energy and Digital Connectivity

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 shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site, clear of the existing parking facilities. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.
Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the 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 Policies EN1/2 and JP-C8.
4. The revised segregated pedestrian access arrangements and car parking and drop-off facilities indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the use hereby approved commencing 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

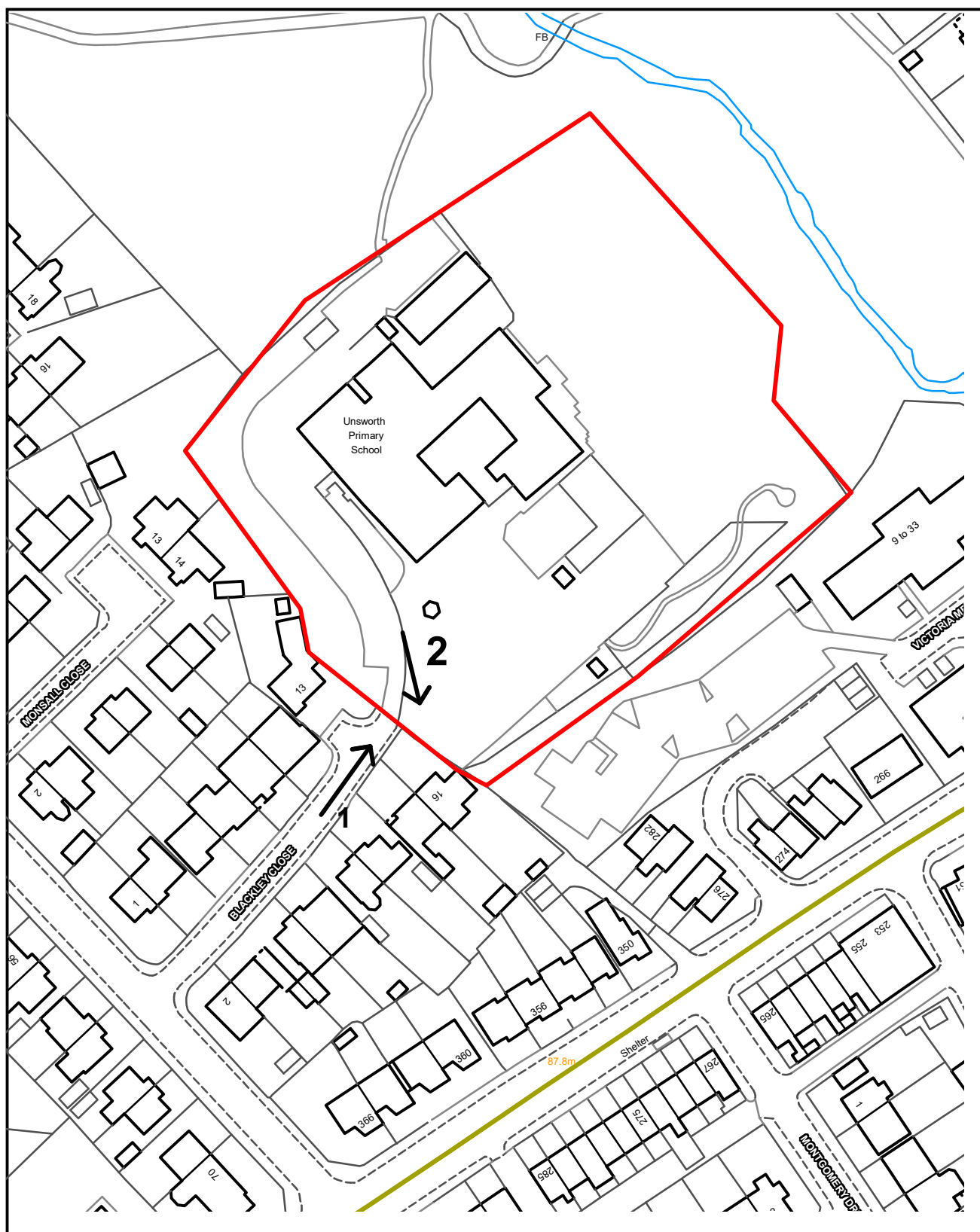
Bury Unitary Development Plan.

5. The development hereby approved shall incorporate one bird box to be installed on an existing semi-mature/mature tree within the school grounds prior to the first use of the development hereby approved and shall thereafter be maintained.

Reason. To secure the satisfactory development of the site and in the interests of ecological enhancement pursuant to PfE Policy JP-G8 and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

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

VIEWPOINTS



PLANNING APPLICATION LOCATION PLAN

LOCATION PLAN: 71578

ADDRESS: Unsworth Primary School

Planning, Environmental and Regulatory Services

© Crown Copyright and database right (2023). Ordnance Survey 100023063.



Bury
Council

71578

Photo 1



Photo 2



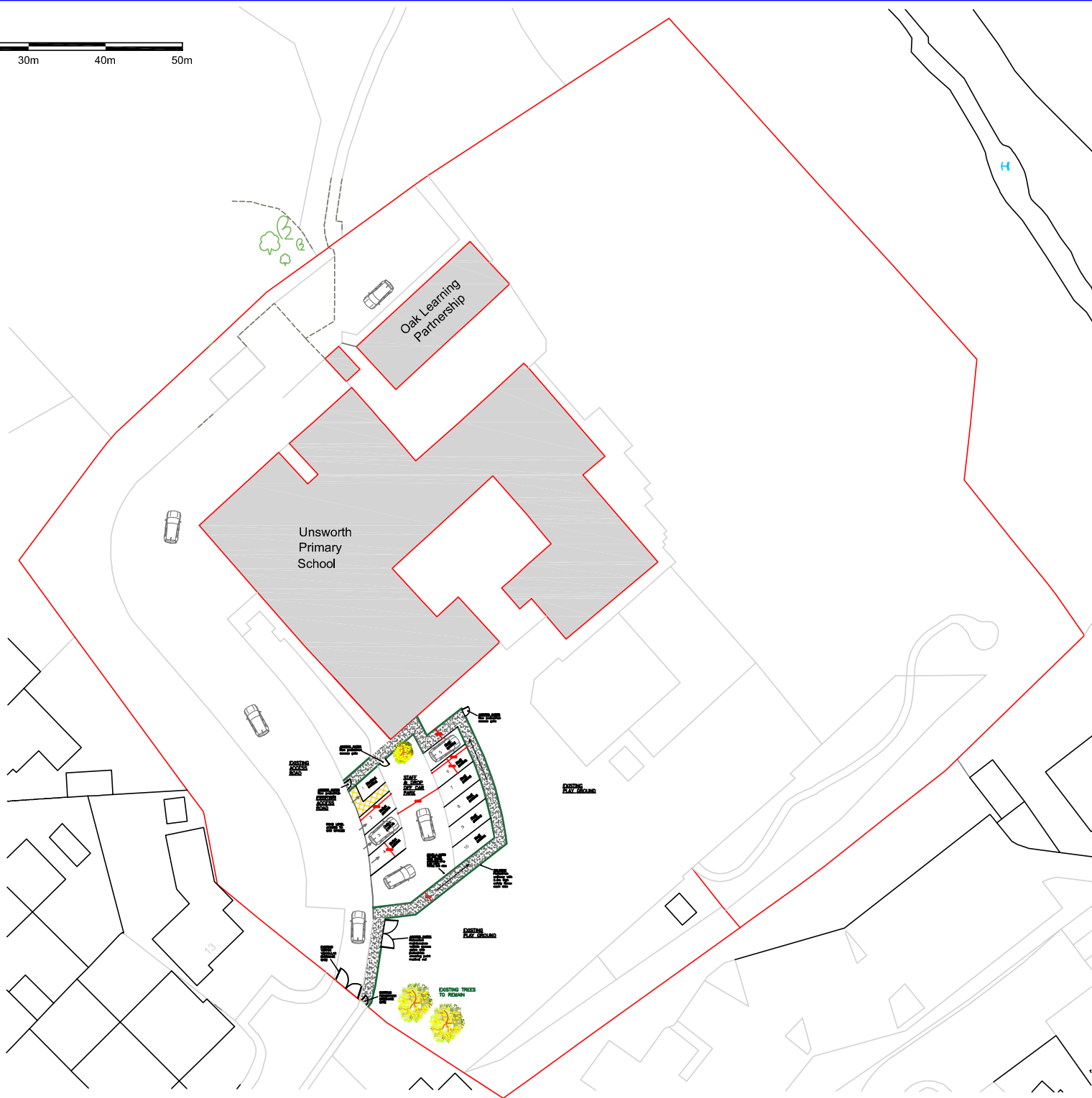


1:500
10m 0 10m 20m 30m 40m 50m

SITE PLAN – PROPOSED CAR PARKING

Unsworth Primary School, BL9 8LY

SCALE – 1:500 @ A3



EXISTING GROUND FLOOR PLAN

Scale 1:500

PROJECT AREA

The image shows three horizontal bars representing different scales. The top bar is labeled '1:25' and has a scale from 0 to 2.5m with major ticks every 0.5m. The middle bar is labeled '1:50' and has a scale from 0 to 5m with major ticks every 1m. The bottom bar is labeled '1:100' and has a scale from 0 to 10m with major ticks every 2m. Each bar has a small segment at the beginning, possibly representing a specific feature or a starting point.

The diagram illustrates the proposed floor layout for a school building, detailing both Year 1 and Year 2 configurations. The plan includes various rooms such as Reception, Resource, Year 1, Year 2, Community Room, Nursery, Meeting Room, Circulation, Lobby, Store, WC's, Staff WC, Changing, and Hall. Key features include:

- Year 1 Plan:** Shows the initial layout with rooms like Reception (97m²), Resource (21.1m²), Year 1 (59.50m²), Community Room (33m²), Nursery (54.50m²), Meeting Room (61m²), Circ (22.8m²), Lobby (2.9m²), Store (2.2m²), WC's (8.50m²), Staff WC (3.63m²), Changing (2.1m²), and Hall (19.9m²).
- Year 2 Plan:** Shows the updated layout after modifications, maintaining the same room names but reflecting structural changes.
- Elevations:** Includes Side Elevation B and Front Elevation, providing vertical dimensions and details for windows, doors, and brickwork.
- Annotations:** Detailed notes specify alterations (e.g., window removal, plastering), new structures (e.g., external wall removal, RSJ beams), and new toilets (e.g., black work, sanitary cubicles).
- Access Routes:** Clearly marked paths for main entrance, hall access, and covered outside areas.
- Dimensions:** Precise measurements for room sizes, door widths, and window heights are provided throughout the plan.

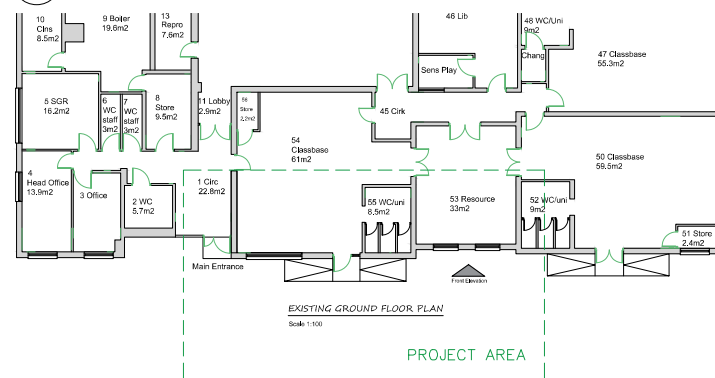
PROPOSED FLOOR LAYOUT

Scale: 1:50

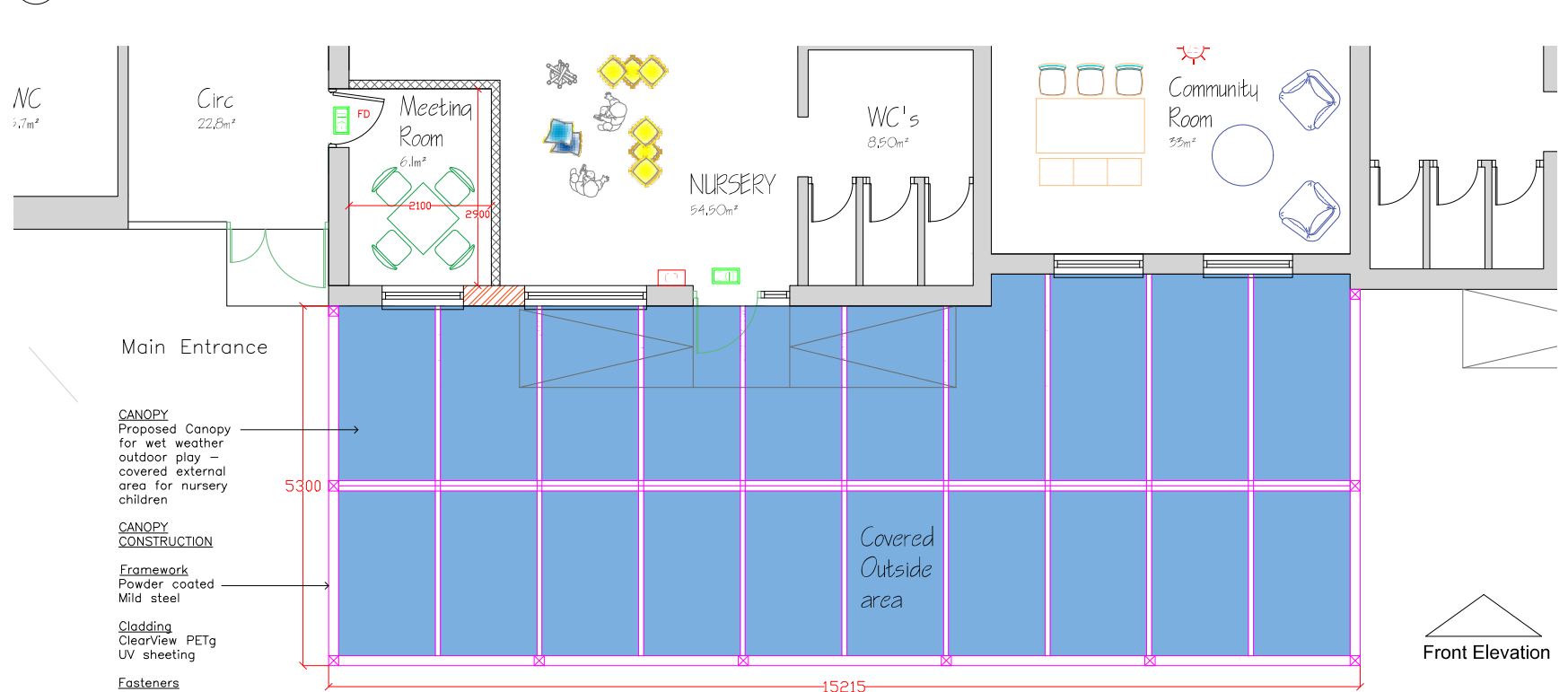
3 PROPOSED FLOOR LAYOUT



2 CANOPY PROJECT AREA
Scale: 1:200

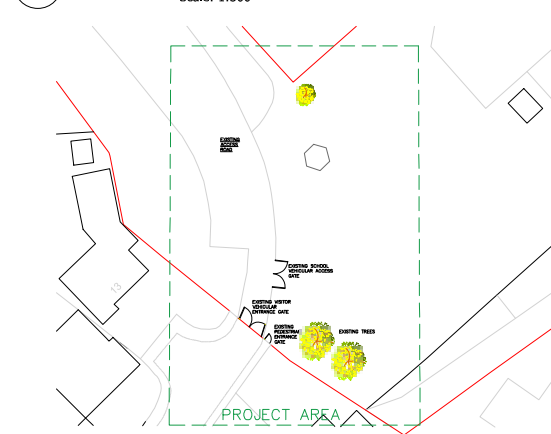


3 PROPOSED CANOPY AREA
Scale: 1:50

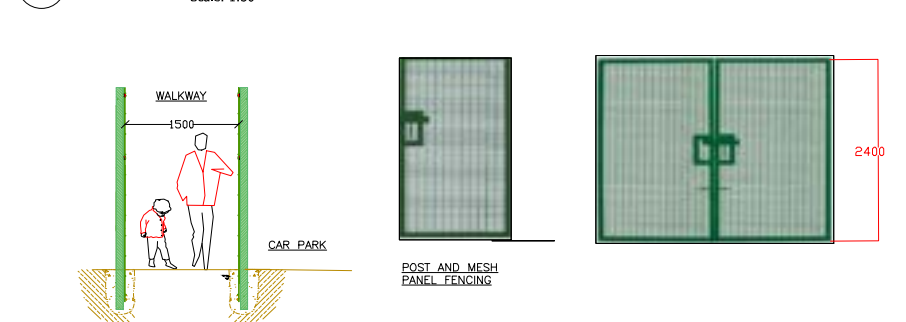


CANOPY COVERED EXTERNAL PLAY AREA
scale - 1:50

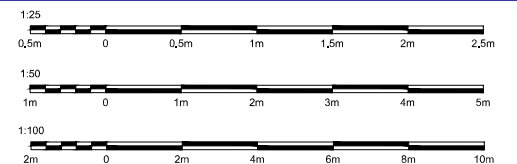
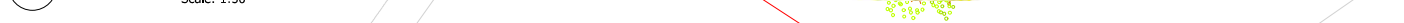
4 CAR PARK PROJECT AREA
Scale: 1:500



6 FENCE & GATE DETAILS



5 PROPOSED CAR PARK & WALKWAY



www.kdbservicesltd.com

CLIENT: _____

OAK LEARNING PARTNERSHIP

PROJECT: UNSWORTH PRIMARY SCHOOL

BURY

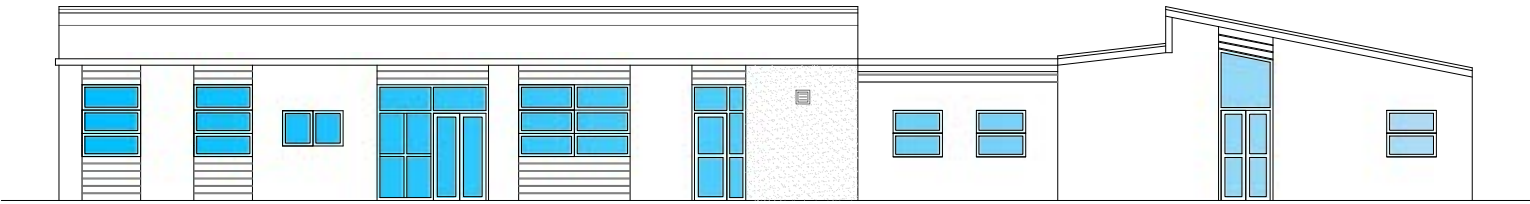
CANOPY & CAR PARK

REV	DATE	DESCRIPTION	BY	W
A	DEC'24	FOR-INFORMATION		
B	APR'25	FOR-INFORMATION		
DRAWING: EXISTING & PROPOSED LAYOUT PLANS				
SCALE: AS SHOWN @ A1				
DATE: APR'25			DRAWN BY:	
DWG No: 002			REVISION: B	

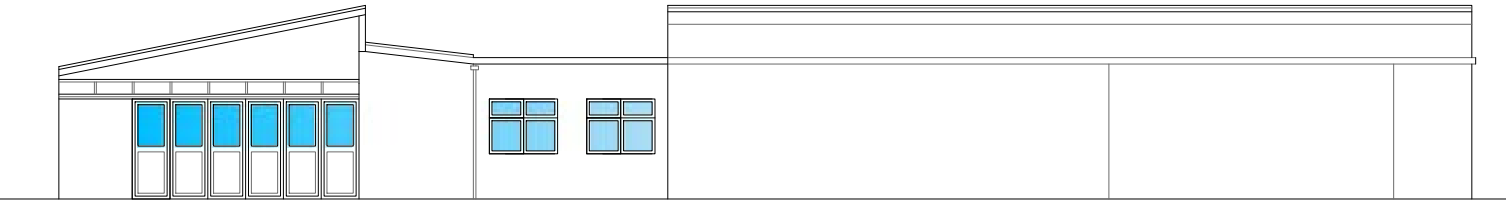
1

EXISTING ELEVATIONS

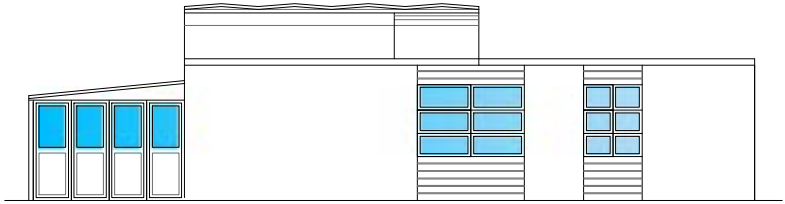
Scale: 1:100



EXISTING FRONT ELEVATION
scale - 1:100



EXISTING REAR ELEVATION
scale - 1:100



EXISTING SIDE A ELEVATION
scale - 1:100

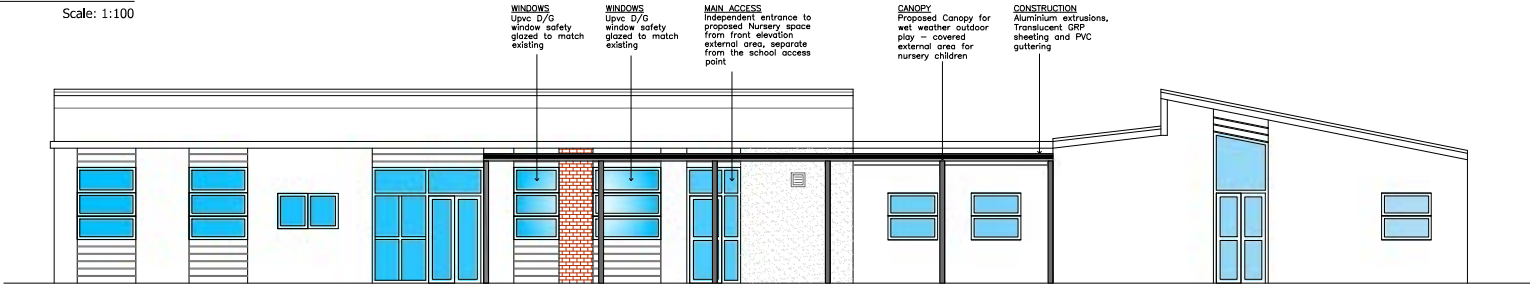


EXISTING SIDE B ELEVATION
scale - 1:100

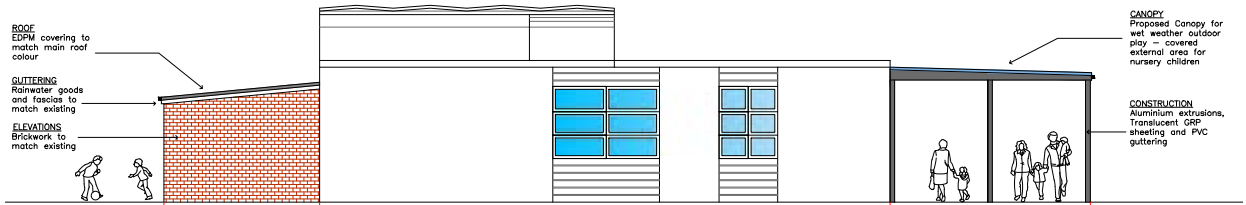
2

PROPOSED ELEVATIONS

Scale: 1:100



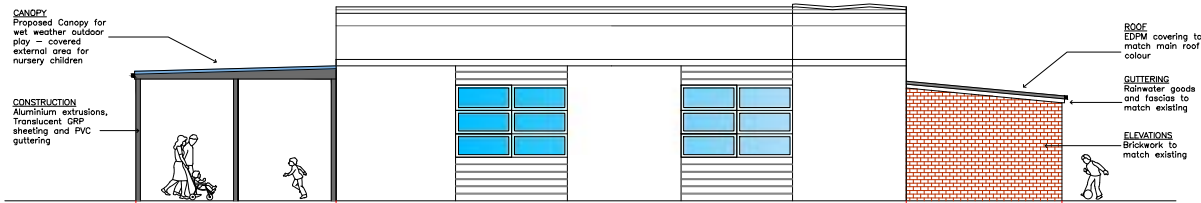
PROPOSED FRONT ELEVATION
scale - 1:100



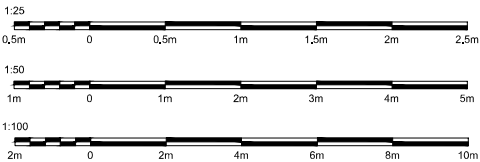
PROPOSED SIDE A ELEVATION
scale - 1:100



PROPOSED REAR ELEVATION
scale - 1:100



PROPOSED SIDE B ELEVATION
scale - 1:100



CLIENT: OAK LEARNING PARTNERSHIP
PROJECT: UNSWORTH PRIMARY SCHOOL BURY
CANOPY & CAR PARK

REV	DATE	DESCRIPTION	BY	VE
A	FEB'25	FOR-INFORMATION	J.A.L	FI
DRAWING: EXISTING & PROPOSED BUILDING ELEVATIONS				
SCALE: AS SHOWN @ A1				
DATE: FEB' 2025		DRAWN BY: JAL		
DWG No: 003		REVISION: A		