

Ward: Whitefield + Unsworth - Unsworth

Item 07

Applicant: Mclean

Location: Elms Bank Specialist Arts College, Ripon Avenue, Whitefield, Manchester, M45 8PJ

Proposal: Installation of temporary Portakabin single-storey building to be used as a classroom for a temporary period of 156 weeks.

Application Ref: 71926/Full

Target Date: 16/09/2025

Recommendation: Approve with Conditions

Description

The application relates to a specialist secondary school which primarily caters for the needs of children with mental and physical health disabilities. The school is located on Ripon Avenue, Whitefield, within a predominantly residential area. The application site is flanked on all boundaries by houses on Apollo Avenue, Sandown Road, Heathfield Road and Ripon Avenue, off which is the main vehicular and pedestrian access into the site and the school building.

The car park is located to the front of the school where there is parking for staff, visitors and school minibuses. The pedestrian and vehicular access is off Ripon Avenue and is formed in a one-way system round the school car park which is located to the front of the main building. The 'in' route is from the eastern side next to No 27 Ripon Avenue and the exit from the western side of the car park onto Ripon Avenue. This was granted planning consent in 2015 (ref 56564). The permission also included segregated pedestrian routes at both access points from Ripon Avenue, accessed via a gate.

Permission is sought for the installation of temporary single-storey modular building to be used as a classroom for a temporary period of 156 weeks/ 3 years to enable the school to accommodate 8 more children. It seeks to be sited along the side elevation of the school building along the rear boundary of the school site which borders properties on Sandown Road and part of the side boundary of no. 29 Ripon Avenue. A small strip of land which is naturally landscaped and contains trees and other soft landscaping, separates the site from the boundaries of these neighbouring residential properties

The proposed building would have a length of approximately 16.7m, that would extend along the rear boundary of the application site. It would have a width of 7.4m. It would have a flat roof and a maximum height of 3.5m. The building would be dark grey in colour.

The representations received indicate the proposed Portacabin building has been placed on the application site during assessment of this application proposal already. The accompanying photographs taken at the time of the Council's Site Visit show this is the case. The proposal therefore seeks retrospective planning permission for this development.

On visiting the site, it was evident that two air-conditioning units are present on the rear elevation of the building.

Relevant Planning History

43308 - EXTENSION TO FORM DRAMA STUDIO - Approved with Conditions, 14/10/2004

51222 - COVERED SEATING AREA/SHELTER; STORAGE AREA AND WALL PANELS - Approved with Conditions, 16/06/2009

56257 - Variation of condition no. 11 (lifetime homes checklist) of planning permission 55383 for demolition of existing garages and erection of 5 no. dwellings with amendments to vehicular access - Approved with Conditions 12/06/2013

56791 - New two storey classroom block with single storey link corridor to main school building; Construction of paved patio area with retaining walls and installation of multi use games area with path access from adjacent new building; Installation of land drainage system in the remaining area of the playing field and marking out of grass football pitch on existing playing field; 9 additional parking spaces; a temporary access off Ripon Avenue for the construction period. - Approve with Conditions, 18/12/2013

58564 - Creation of new vehicular and pedestrian access from Ripon Avenue; Extension to existing car park; Replacement of existing canopy to main school entrance; Erection of a 3M high fence to football pitch; Erection of a 2.4M high boundary fence - Approved with Conditions, 03/06/2015

62051 - Creation of hardstanding car park for 7 no. spaces, (to rear of 97-107 Heathfield Road and 21-27 Ripon Avenue) and erection of 2.2 metres high boundary fence - Approved with Conditions, 11/12/2017

62519 - Construction of new hydrotherapy pool and changing rooms and demolition of existing hydrotherapy pool, drama studio, sensory room, changing rooms and garage. - Approved with Conditions, 03/05/2018

68122 - Extension of car park for 19 new parking spaces - Refused, 01/03/2023

Publicity

Letters sent to 12 neighbouring properties on 24 July 2025.

3 representations have been received which raise the following concerns:

- Concerned about over-development of the site, which borders domestic gardens
- Concerned that the proposal would increase the number of pupils at the site and exacerbate the traffic congestion and on-street car parking that takes place on Ripon Avenue.
- Questioning what happens when the temporary time period comes to an end.
- Stating the diagrams submitted in the planning application do not illustrate or describe any heating, ventilation or air conditioning vents or equipment and stating they have reason to believe that the air conditioning equipment is to be installed on the North elevation, directly facing their garden. They raise concerns that if any equipment or vents are installed on the North elevation, that they could produce unwanted noise that will be directed towards their property and neighbours to the detriment of their amenity.
- Background information provided over the course of action previously taken by colleagues in the Council's Environmental Protection section relating to noisy vents that were present on a former building located on the application site, which caused a noise nuisance to neighbouring residents. Advise they do not want to experience such noise disturbance as

a result of this building.

- Advise the proposed building has been placed on the application site, during the assessment timeframe of this application.

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

Statutory/Non-Statutory Consultations

Traffic Section - No objections.

Environmental Health - Contaminated Land - No objections.

Greater Manchester Ecology Unit - No observations or recommendations received.

Pre-start Conditions - Not applicable.

Development Plan and Policies

EN1/2	Townscape and Built Design
JP-P5	Education, Skills and Knowledge
JP-C8	Transport Requirements of New Development
NPPF	National Planning Policy Framework
EN7/2	Noise Pollution

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

The school was asked by the Local Education Authority (This Council) to accommodate 8 additional SEND children this school year. The Council has a duty to provide education for its residents.

The school advises it is already operating at capacity and therefore this building is necessary to accommodate the 8 children that needed a space at this specialist school this school year (2025/2026).

PfE Policy JP-P5: 'Education, Skills and Knowledge' seeks to enable the delivery of new and improved accessible facilities for all ages. The proposal is to provide additional teaching accommodation for the School. On this basis, the proposal is acceptable in principle.

Siting and Design

The proposed modular building is typical of similar modular buildings used at other educational establishments. Its design therefore meets the needs of teachers and

students.

It is sited to the rear of the school building which is bordered by a belt of trees, which exists between the School and the residential properties along Sandown Road and is sited in close proximity to the main school building.

The belt of trees provides a screen to ensure that the proposed building would not be visually prominent when viewed from neighbouring gardens or any public vantage points. The proposed development is therefore considered to be suitably sited from a visual amenity perspective. The proposal therefore complies with the relevant criteria laid out within UDP Policy EN1/2: 'Townscape and Built Design'.

Parking and Highway Safety

Although the proposal would provide 8 no. additional school places for children attending this School, this number of pupils would not intensify the number of pupils so significantly to justify refusal of the application on highway safety grounds, particularly as many of the children to the school arrive in mini-buses.

Residential Amenity

The presence of the belt of trees and soft landscaping between the application site and the properties on Sandown Road, nos. 20 - 24 (even) Sandown Road and 29 Ripon Avenue, would ensure that the bulk and massing of the proposed building would not cause demonstrable harm to the amenity of the above-mentioned properties.

Whilst visiting the application site, it was noted that two air conditioning units have been installed on the rear elevation of the proposed building.

No information relating to the noise generated by these air conditioning units accompany this application. Given the noise nuisance neighbouring residents have experienced via a previous building/ use on the application site, it is not unreasonable of neighbouring residents to raise concern. This said, the building appears to have been in use since the start of the new school year in September (2025)

Paragraph 56 of the NPPF states: "Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations". Paragraph 57 of the NPPF states that Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Taking account of the above and noting that the Council's Environmental Protection department has received no complaints since the building was put in situ, and has been in use since the beginning of September, it is reasonable that a planning condition be imposed to require the noise output of both units working at the same time be submitted to and approved by the Local Planning Authority, along with a scheme of any necessary mitigation, if required. Such a condition is therefore duly recommended.

Conclusion

The Local Authority is responsible for providing school places for children and young adults with SEND needs. The proposal therefore accords with the requirements of PpE Policy JP-P5.

The proposed building is located at the rear of the school which is bordered by a belt of trees and other soft landscaping. The proposal is therefore suitably sited in close proximity to the School and would not cause demonstrable visual harm, if any at all.

Subject to the recommended planning condition, the amenity of neighbouring residential occupiers will also be satisfactorily protected.

Based on all of the above, subject to the recommended planning condition, it is recommended that the application be approved.

Response to Objections

- The relationship of the development in relation to outlook, amenity and noise have been discussed within the above report.
- s73A of the Town and Country Planning Act permits applications to be submitted retrospectively and conditions to be imposed that meet the statutory tests.

Recommendation: Approve with Conditions

Conditions/ Reasons

- . Permission is hereby granted for a limited period only, namely for a period expiring 3 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 unless a valid application is received by the Local Planning Authority for its retention.

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.

- . This permission relates to the following plans:

Drawing no. JE420066054A: Location Plan, Proposed Block Plan; and,

Drawing no. HD/14251/01: Proposed elevations & floor plan

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

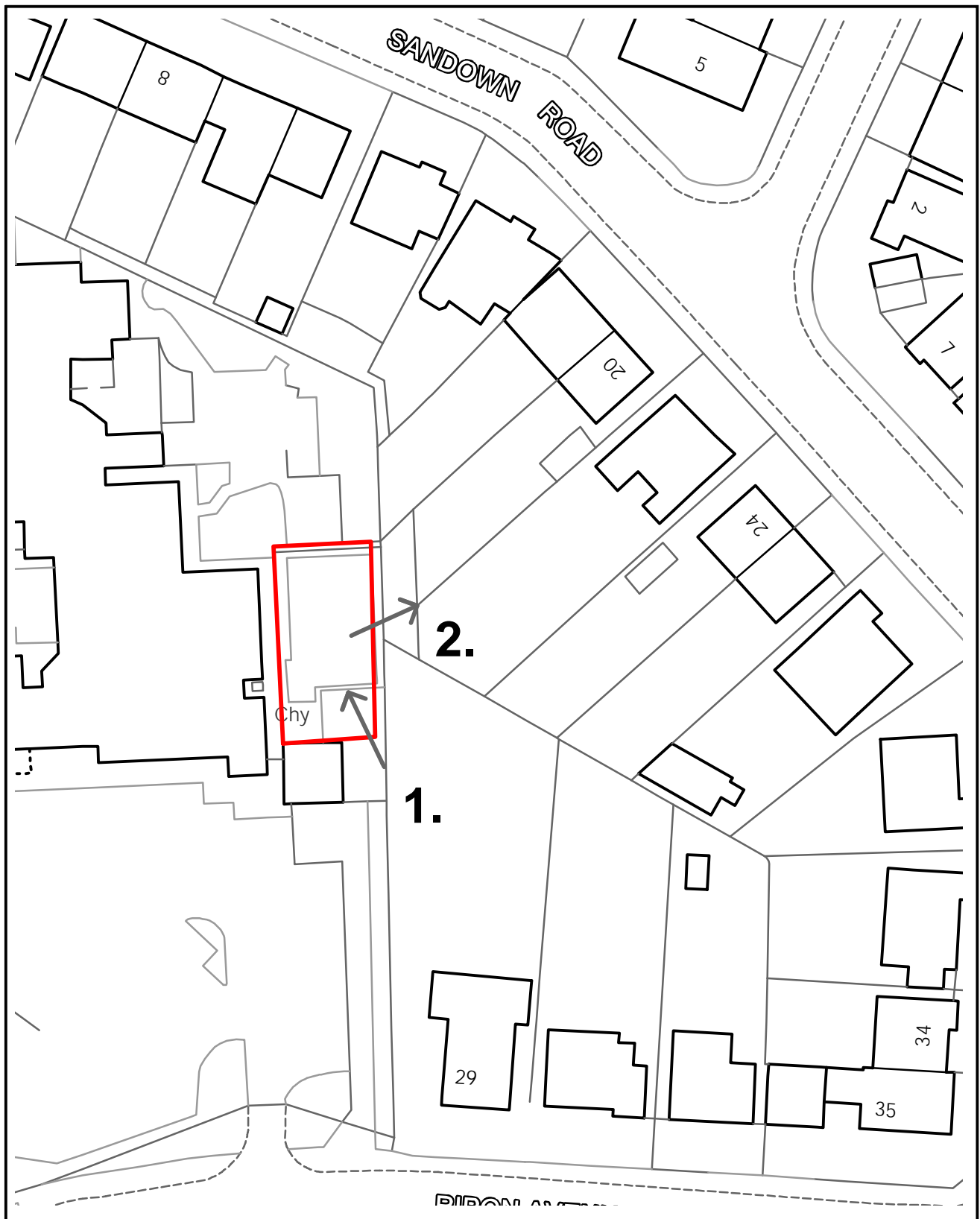
- . Within 3 months of the date of this permission, a scheme to demonstrate noise output from both air conditioning units together with any appropriate noise insulation shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented in full within 8 weeks of any subsequent approval by the Local Planning Authority

Reason. To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to UDP Policy EN7/2 Noise Pollution.

For further information on the application please contact **Claire Booth** on **0161 253 5396**

Viewpoints - 71926



ADDRESS: Elms Bank Specialist Arts
College, Ripon Avenue,
Whitefield, Manchester, M45 8PJ



Planning, Environmental and Regulatory Services

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71926: Elms Bank Specialist Arts College

Photo 1: Aerial Imagery from Google Maps



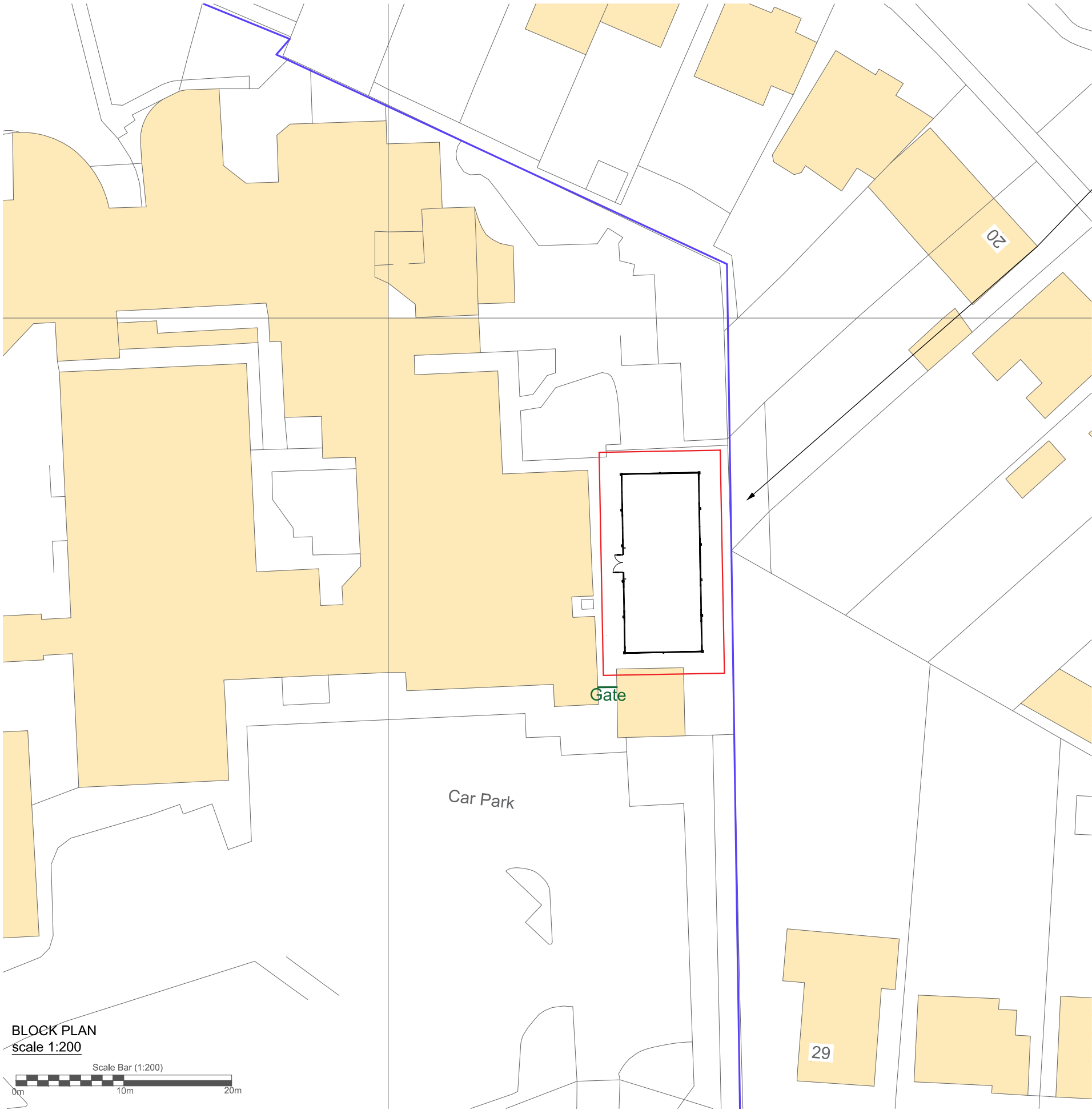
Photo 2: viewing the rear elevation from the side showing distance to boundary fence



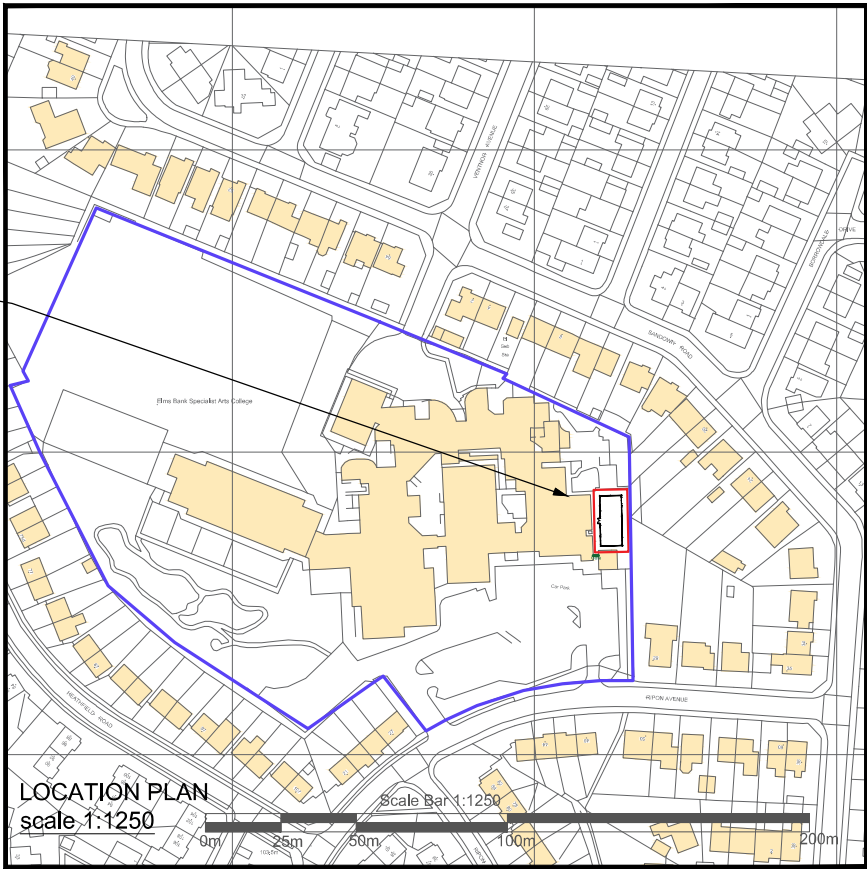
71926

Photo 3: View from the rear of the proposed building looking towards properties on Sandown Road





Proposed location of
single storey
Portakabin Building.



LOCATION PLAN
scale 1:1250

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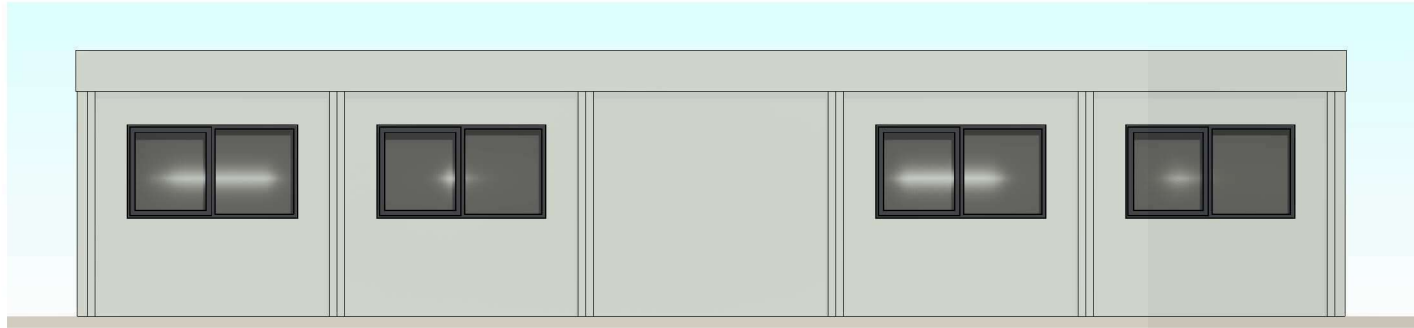
Portakabin				
Title				
Proposed Block Plan				
Elms Bank Schoola				
Ripon Ave, Unsworth, Manchester M45 8PJ				
Date: 11th April 2025				
Scale : 1:200 & 1:1250 @ A1				
Drawing Number				
JE420066054A				
Rev.				
Date				
Notes				

NOTES:
- Site plan is based on existing Ordnance Survey information
- Responsibility is not accepted for errors made by others in scaling from this drawing. Contractors must check all dimensions on site. Discrepancies must be reported to the drawing owner before proceeding.

KEY:
- Application Boundary
- Area owned by client but not in application
- Existing fencing 1.8mH
- Proposed foul drainage route
- Proposed grey water drainage route
- Proposed surface water drainage route
- Proposed fencing

Portakabin Limited 2000
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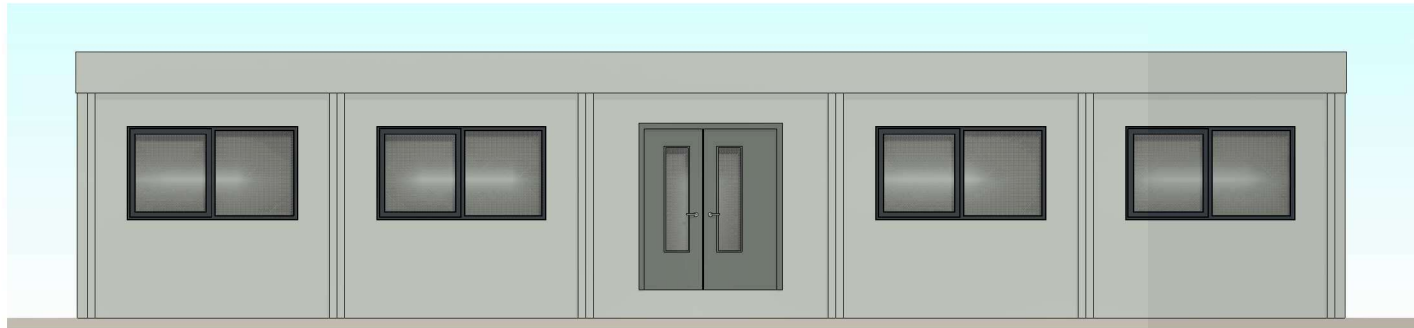
Rev	Description	Date	By
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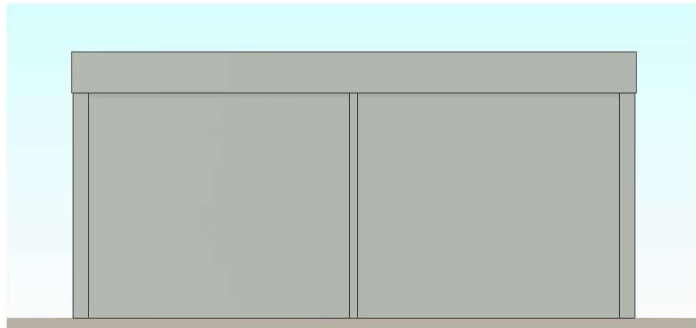
2 North Elevation
1 : 100



3 East Elevation
1 : 100



4 South Elevation
1 : 100



5 West Elevation
1 : 100

Standard floor loading is 3kN/m². Any loading imposed on a floor that is greater than 3kN/m² may require strengthening. Please contact your hire centre if you expect to exceed 3kN/m².

Any fire strategy shown on this drawing is subject to Fire Officer and Building Control approval!

Please note that this and any accompanying drawing(s) are for illustrative purposes only and as such, the building shown may vary from the actual finished building on site.

The position of windows, external doors and electrical fixtures (if shown) are dependent on stock availability at time of order.

EXTERNAL COLOUR SCHEME | Ultima

Walls - Goosewing Grey - nearest BS ref 10 A 05
Vertical wall trim - Goosewing Grey - nearest BS ref 10 A 05
Bottom wall trim - White - nearest BS ref 00 E 55
Long wall fascias (covering wall) - Goosewing Grey - nearest BS ref 10 A 05
Long wall fascia (covering beam) - White - nearest BS ref 00 E 55
Short wall composite fascia - Goosewing Grey - nearest BS ref 10 A 05
Roof - White - nearest BS ref 00 E 55
External Skirt - Goosewing Grey - nearest BS ref 10 A 05
Columns, external corners - Grey - BS 4800 00 A 05
Columns, intermediate - Grey - BS 4800 00 A 05
Windows - Blue Grey - nearest BS 4800 18 B 29
Doors (insulated door) - Slate grey - nearest BS 18 B 25

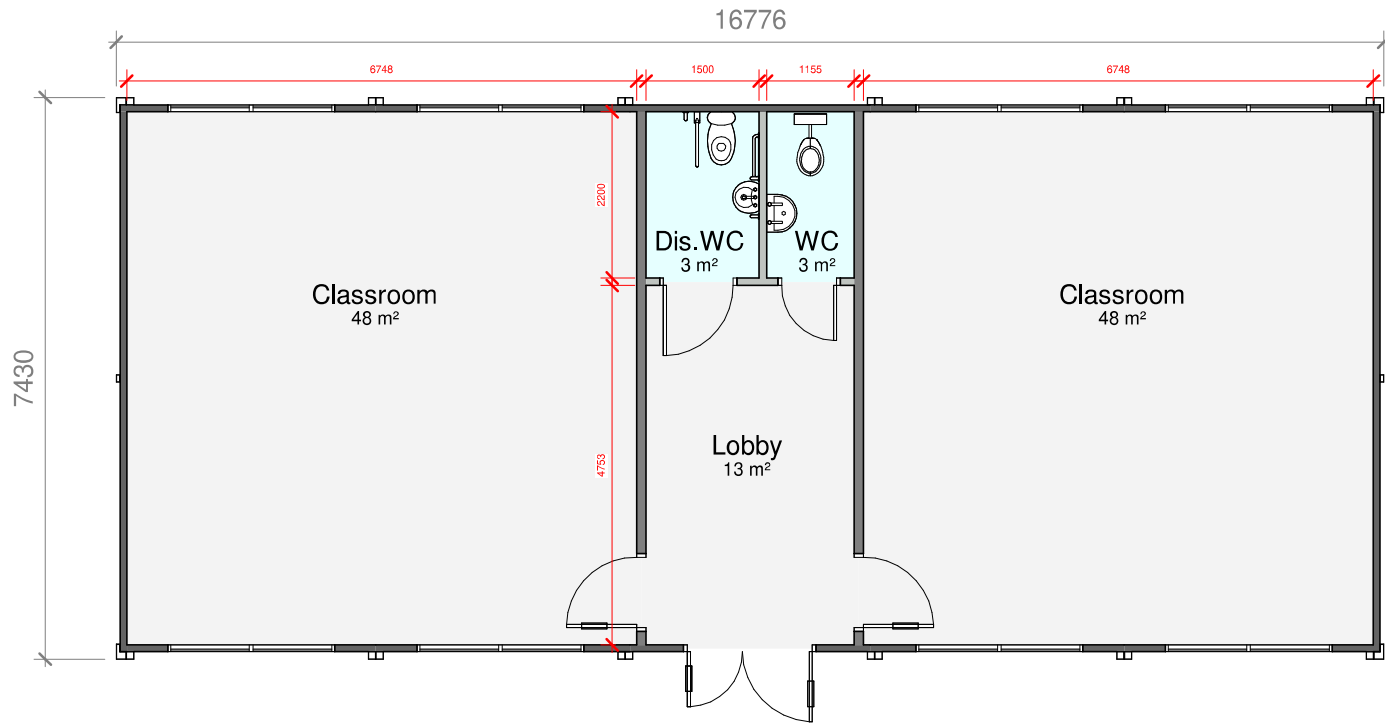
Internal Portakabin Note
For connection details please see drawing DQ0539



Portakabin®

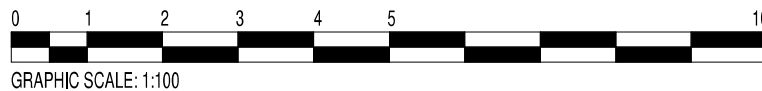
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Client:	Bury Council Children's Services		
Project:	Elms Bank - Classroom		
Title:	Proposed Layout, 5 x UK073 Ultima Modules.		
Scale @ A3:	Date:	Drawn By:	
1 : 100	27.03.2025	MT	
Drawing Number:	Rev:		
HD/14251/01			



Safety Flooring
Vinyl

1 Proposed Layout
1 : 100



Total Floor Area - 116m²

- 99mm Single Skin Partition
- 124mm Double Skin Partition
- Indicates where 30 min fire rating to be maintained
- Indicates where 60 min fire rating to be maintained

Fire Strategy to be confirmed. Subject to Fire/building officer approval. Max compartment size to be confirmed when location of nearest existing (functional) hydrant is known. If found to be more than 100m from the proposed buildings (where a hose can run), upgraded 60min wall construction or full redesign may be required to reduce compartments to 280m2. Alternatively additional hydrant(s) could be installed as per building regs requirements'