



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

David

Surname

Hamer

Company Name

Bradshaw Gass and Hope LLP

Address

Address line 1

Bradshaw Gass and Hope LLP

Address line 2

21 Silverwell Street

Address line 3

Town/City

Bolton

County

Country

United Kingdom

Postcode

BL1 1PR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

0.53

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

This application is for the extension of the existing fully accessible provision at Millwood Primary Special School to provide a new seven Classroom block with multi- purpose hall and support areas and additional car parking on the existing school site. The proposal includes dedicated play areas for each classroom and retains the existing grassed perimeter area for future development as a habitat area. The play areas are to be fenced in with low level bow top railings to fully match the existing. An external Pagoda, displaced by the proposal, is to be re-located to the north of the proposal in an informal grassed area.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The site is currently part of the the external site of the existing school and includes a small area of hard informal and social play area and existing soft informal and social play area to the south west corner of the site.

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

Prior to becoming part of the external area of Millwood Primary Special School, the site was the playing fields for a previous school on an adjacent site.

When did this use end (if known)?

16/02/2010

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☒ Yes
☐ No

Land where contamination is suspected for all or part of the site

- ☒ Yes
☐ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☒ Yes
☐ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Red Brickwork walls to feature elements of the existing school (group rooms etc) White rendered walls to massing elements of the walls Grey cladding panels to the central hub and to various panels around the school

Proposed materials and finishes:

Red brickwork walls to feature elements of the new classroom block (group rooms) to fully match the existing. Lighter contrasting colour of brickwork to massing elements of the walls (in lieu of render due to proximity to belt of trees along the west boundary) Colour to be confirmed. Grey cladding panels to the gables and above the classroom areas at high level, to match the existing.

Type:

Roof

Existing materials and finishes:

Metal standing seam roof system in light metallic silver/grey colour Flat roof membrane to the central section of the existing school plan Powder coated aluminium fascias and soffits (light silver/grey)

Proposed materials and finishes:

Metal built-up profiled roof system in light metallic silver/grey colour to sit in context with the existing Flat roof membrane to articulate the link to the existing school plan - to match the existing Powder coated aluminium fascias and soffits (light silver/grey) to match the existing.

Type:

Windows

Existing materials and finishes:

Grey powder coated aluminium curtain walling/window system

Proposed materials and finishes:

Grey powder coated aluminium curtain walling/window system to match the existing.

Type:

Doors

Existing materials and finishes:

Grey powder coated aluminium doors with and without glazing

Proposed materials and finishes:

Grey powder coated aluminium doors with and without glazing to match the existing.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Black low level coated bow topped railings and gates to enclose classroom and hall external play areas. Nylon coated weldmesh fencing to the site boundary

Proposed materials and finishes:

Black low level coated bow topped railings and gates to enclose classroom and hall external play areas. Retain the existing and repair where damaged - Nylon coated weldmesh fencing to the site boundary Perimeter visual screening to be applied to the fence of the west boundary (Crime Prevention recommendation). Detail to be confirmed.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Black tarmac to access roads and vehicular circulation routes Red/buff block paviors to parking and pull in bays Buff concrete flag paving to pedestrian routes with tactile paving to crossings etc Bitmac to play areas (various colours)

Proposed materials and finishes:

Black tarmac to access roads and vehicular circulation routes to match the existing. Red/buff block paviors to parking and pull in bays to match the existing. Buff concrete flag paving to pedestrian routes with tactile paving to crossings etc to match the existing. Permeable bitmac to play areas as part of new sudds scheme (Various colours)

Type:

Lighting

Existing materials and finishes:

Low pollution bollard, wall bulkhead and column lighting (to the parking areas)

Proposed materials and finishes:

Low pollution bollard, wall bulkhead and column lighting (to the parking areas) all to match the existing. Details to be confirmed.

Type:

Other

Other (please specify):

Plant Louvres

Existing materials and finishes:

Grey powder coated aluminium plant louvres to plant areas.

Proposed materials and finishes:

Grey powder coated aluminium plant louvres to plant above the classroom windows. To match the colouring of the windows.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

2128.32.1201 - P3 LOCATION PLAN (1:1250 A3)
2128.32.1202 – P3 EXISTING SITE PLAN SHEET 1 (1:100 A0)
2128.32.1203 – P3 EXISTING SITE PLAN SHEET 2 (1:100 A0)
2128.32.1204 – P3 PROPOSED OVERALL BLOCK PLAN (1:500 A1)
2128.32.1205 – P3 PROPOSED SITE PLAN SHEET 1 (1:100 A0)
2128.32.1206 – P3 PROPOSED SITE PLAN SHEET 2 (1:100 A0)
2128.32.1301 – P3 PROPOSED FLOOR PLAN (1:100 A0)
2128.32.1302 – P3 PROPOSED ROOF PLAN (1:100 A1)
2128.32.1401 – P3 PROPOSED ELEVATIONS (1:100 A1)
2128.32.1402 – P3 PROPOSED STREET ELEVATION (1:100, 1:200 A1)
2128.32.1501 – P3 PROPOSED GA SECTIONS (1:100 A1)
MILLWOOD PRIMARY SPECIAL SCHOOL - DESIGN AND ACCESS STATEMENT – SEPTEMBER 2023 VERSION 2 (10.10.23) BGH

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No

Vehicle Type:

Cars

Existing number of spaces:

107

Total proposed (including spaces retained):

126

Difference in spaces:

19

Vehicle Type:

Disability spaces

Existing number of spaces:

8

Total proposed (including spaces retained):

8

Difference in spaces:

0

Vehicle Type:

Other

Other (please specify):

Mini-bus pull in bays

Existing number of spaces:

6

Total proposed (including spaces retained):

7

Difference in spaces:

1

Vehicle Type:

Cycle spaces

Existing number of spaces:

16

Total proposed (including spaces retained):

18

Difference in spaces:

2

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☒ Yes
☐ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☒ Yes
☐ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☒ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

2128.26.302 – P1 FOUL WATER DRAINAGE LAYOUT (1:100 A1) BGH

Separate foul drainage system on site, gravity fed and connecting into the existing combined sewer in School Street.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

The existing school has bin storage and collection points to the east of the site and these are to be used for the new classrooms.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

The existing school storage and collection arrangements are to be maintained for the new extension.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

Other (Please specify)

Other (Please specify):

F1 Classroom Extension to existing place of education

Existing gross internal floorspace (square metres):

5072

Gross internal floorspace to be lost by change of use or demolition (square metres):

0

Total gross new internal floorspace proposed (including changes of use) (square metres):

6451

Net additional gross internal floorspace following development (square metres):

1379

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	5072	0	6451	1379

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes
- ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

114

Part-time

9

Total full-time equivalent

123.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

142

Part-time

16

Total full-time equivalent

158.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
- ☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

F1 - Learning and non-residential institutions

Unknown:

No

Monday to Friday:

Start Time:

08:45

End Time:

17:00

Saturday:

Start Time:

End Time:

Sunday / Bank Holiday:

Start Time:

End Time:

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

02883E

Date (must be pre-application submission)

17/07/2023

Details of the pre-application advice received

Full response attached as a document. Includes the following advice:

List of information to be submitted with the Application

Feedback in relation to: Places for everyone, compliance with the UDP, Impact upon residential amenity, biodiversity, proximity to the Manchester, Bolton and Canal, impact u-pon trees, contaminated land, coal mining, air quality and highways issues.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Andrew

Surname

Ruaux

Declaration Date

11/10/2023

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

David Hamer

Date

11/10/2023