

PLANNING STATEMENT

Location: Our Lady of Lourdes RC Primary School, Rudgewick Drive, Bury BL8 1YA

Proposal: Single storey extension to form two additional classrooms, SEND Resource Unit, office, pupil toilets and link corridor.

Planning Ref: 02884E

A pre-application submission was made to Bury MBC Planning Department for the above proposal and guidance notes were received by email from Helen Pressley dated 6th September 2023 to provide the Council's view of the issues discussed. This was followed by a meeting at the school on 20th September attended by Joanne Davies - Headteacher, Julie Ensor - School Business Manager, Helen Pressley - Planning Officer, Bury Council and Martin Ingham and Jordan Cummings of SDA Consulting Building Surveyors. The following planning statement is to confirm and outline the revised proposal, address the issues raised in the pre-application email and to accompany the full planning application.

Recreation/Sport England

PRE-APPLICATION NOTE

'Sport England would want to see the construction access through the existing school entrance and around the north and eastern sections of the school and would expect the full re-instatement of any part of the playing field affected by the construction of the proposed extension. However, Sport England could consider a construction access as a temporary provision and if a statutory consultation was received with regard to it as a temporary requirement, either in isolation or in the context of the extension, then conditions would be recommended relating to the full re-instatement of the playing field following construction completion and provision of continuity of sport during the period of its use.'

APPLICANT NOTE

Construction access is not possible from the car park entrance around the north and east sides of the school as these are used as play areas for the pupils and access paths connecting the 3no existing classrooms on the east side of the school and the reception play area with the main school building. A temporary site construction access road has been formed around the perimeter of the existing playing field and this will be used for the next phase (two) and the future two phases of the overall development plan. The temporary access road will be removed on completion of the phased development and the playing field will be fully reinstated.

During the phased development the continuity of sport will be possible on the unaffected portion of the playing field and also by using the extensive playing fields at the sister school, Guardian Angels RC Primary School on Leigh Lane in Elton, Bury, less than two miles away. The playing fields at Guardian Angels are currently used by pupils from Our Lady of Lourdes every day who travel by mini-bus. Our Lady of Lourdes RC Primary School and Guardian Angels RC Primary School are affiliated schools and share the same Headteacher.

The proposed site compound will also be temporary and positioned to minimise the effect on the current playing field and again, the playing fields at Guardian Angels will be used to ensure continuity of sport for the pupils. On completion of the development the site compound will be removed and the affected areas reinstated to 2no 7v7 football pitch specification.

PRE-APPLICATION NOTE –

‘Google earth shows that further development has taken place which Sport England has not been consulted on and which affects the playing field. This appears to have taken place sometime since July 2022. This is disappointing as it appears to be unconnected to a planning permission and Sport England would object to the creation of an access that removes playing field. It is understood that the 'daily mile track' will be removed as part of the works undertaken at the school. It is also understood that the playing field will be re-instated and with the capability to accommodate 2 x 7v7 pitches. Sport England will require this as a condition of any planning permission granted.’

‘For information, the site appears to have developed on parts of the playing field to the east of the school building (modular building; hardstanding; extension) for which Sport England was not consulted, but which appeared to have affected an area which would be considered as playing field.’

APPLICANT NOTE

In relation to the removal of the daily mile track, the school have agreed to remove the mile track as part of the development plan and reinstate the areas to playing field to allow the field to accommodate two 7v7 pitches on completion of works. The other timber structures on the playing field such as climbing frames, trim trail and seating areas will be repositioned on the field to avoid the two 7v7 pitches and ensure these are useable at all times.

The area to the east of the main school building is not considered part of the playing field and has never been used as such. Land Registry title deeds clearly show the delineation between the diocesan land ownership (school and grounds) and LEA ownership (playing field) and this shows the area to the east of the main school building as being in diocesan ownership and therefore not designated, and never used as playing field. This area is also too small to be used as a 7v7 pitch.

PRE-APPLICATION NOTE –

‘The previous application was recommended for refusal on highways grounds. This recommendation is available on the website under application 69222. These issues have not been addressed as there is no increase in parking provision, and no justification has been proposed in relation to the limited on site provision. The parking provision needs to be compared to what should be provided for the completed development (all phases) including details of how well used the current car park is and what the staffing figures are likely to be.’

‘In addition, as an increased SEND use is mentioned, do mini-bus drop off/parking facilities need to be provided?’

‘APPLICANT NOTE

The development plan will address undersized and incorrectly placed classrooms rather than provide additional accommodation and the overall plan does not increase pupil numbers. No additional parking is therefore required as the school has sufficient parking to meet the needs of the existing and proposed facilities. In addition to this there will be no requirement for additional mini-bus drop off/parking facilities as this is already possible on the existing car park.

A desk study/preliminary risk assessment for contaminated land will be carried out and submitted after a decision has been made on the application.