

DELEGATED REPORT

Report by Helen Leach	Date of report: 07/07/2025	Ref: 71885/NON
Registration: 29/04/2025	LDFC:	Expiry Date: 27/05/2025
Site Visit: 09/05/2025	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MIOT

Proposal: Non-material amendment following grant of planning permission 70381 to adjust substation position, amend soft landscaping for habitat and outdoor learning area; small outdoor canopy within SEN area and fenestration amendments to SEN building; screen around roof plant area

Location: Radcliffe Leisure Centre, Spring Lane, Radcliffe, Manchester, M26 2SZ

Description

The proposal relates to the site of the former Coney Green Secondary School, with the associated grounds. The site was previously occupied by the Spring Lane Pupil Referral Unit (PRU) and Radcliffe Leisure Centre, both of which are to be relocated to alternative premises. The site equates to an area of 6 hectares, broadly triangular in shape and is bounded by the Metrolink to the east, the Manchester, Bolton and Bury Canal and a former railway line to the north, dwellings to the east, beyond an intervening public footpath (Banana Path) and Spring Lane to the south. The Metrolink station and car park oppose the site on the south side of Spring Lane.

There are clusters of mature trees close to the western boundary of the site adjacent to the Banana Path and more sporadic specimens close to the site frontage to Spring Lane. The embankment to the Metrolink line to the east is occupied by a robust linear stand of trees.

Vehicular access to the site is presently via two access points from Spring Lane, providing dedicated access to both the PRU and leisure centre.

Planning permission (70002) was granted for a temporary school in October 2023 and prior approval (71529) was granted in March 2025 for additional temporary accommodation.

Planning permission (70071) for a 750 pupil permanent school was approved in November 2023 and comprised a three storey school building in a 'superblock' design with linked sports hall and associated infrastructure including access roads. A variation of condition application (70381) was approved in March 2024 to amend the highways infrastructure to include a signalised cyclops junction.

The applicant seeks a non material amendment for the following:

- Relocation of substation to land to south of drop off area with associated hardstanding.
- Removal of 7 trees and planting of 7 trees on land to south of drop off area.
- Amendments to the seating provision and layout of soft landscaping for the habitat and outdoor learning area in the north east of the site.
- Provision of a canopy in the SEN garden
- On northern elevation, relocation of door to central position and amendments to the location and size of 4 windows.
- Removal of glazing to 3 fire doors on east and west elevations.
- Addition of white glazing brick within the recessed area of the main entrance
- Roof ventilation details shown on proposed elevation.

- School logo added on front elevation.

Relevant Planning History

70002 - Demolition of existing school buildings/temporary leisure centre and erection of a two storey temporary school building, external landscaping and associated site infrastructure at site of Radcliffe Leisure Centre, Spring Lane, Radcliffe. Approved with conditions - 25 October 2023.

70071 - Erection of new secondary school alongside supporting sports facilities, car parking, landscaping, site infrastructure, new access road and associated access infrastructure at site of Radcliffe Leisure Centre, Spring Lane, Radcliffe. Approved with conditions - 22 November 2023.

70381 - Variation of condition 2 (approved drawings) following planning permission 70071 (Erection of new secondary school alongside supporting sports facilities, car parking, landscaping, site infrastructure, new access road and associated access infrastructure) - Amend the developments highway infrastructure design to incorporate a signalised Cyclops junction and minor associated revisions to the landscaping proposal and amend conditions 12, 23, 24 and 33 to update wording and approved drawings referenced within each condition at site of Radcliffe Leisure Centre, Spring Lane, Radcliffe. Approved with conditions - 8 March 2024.

70466 - Non-material amendment following grant of planning permission 70002 for the retention of a greater extent of existing substation building with surrounding timber fencing and amendment to location of the temporary accommodation building further to the north at site of Radcliffe Leisure Centre, Spring Lane, Radcliffe. Approved - 14 February 2024.

71529 - Prior approval for the proposed development of a temporary school accommodation block and supporting site infrastructure at site of Radcliffe Leisure Centre, Spring Lane, Radcliffe. Prior approval required and granted - 11 March 2025.

Publicity

None required.

Statutory/Non-Statutory Consultations

None required.

Pre-start Conditions - Not relevant,

Development Plan and Policies

EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/5	Crime Prevention
EN1/7	Throughroutes and Gateways
EN4/2	Energy Efficiency
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
RT1/1	Protection of Recreation Provision in the Urban Area
RT1/2	Improvement of Recreation Facilities
RT2/3	Education Recreation Facilities

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RT3/4	Recreational Routes
HT2/4	Car Parking and New Development
HT4	New Development
HT5/1	Access For Those with Special Needs
HT6/1	Pedestrian and Cyclist Movement
HT6/2	Pedestrian/Vehicular Conflict
CF1/1	Location of New Community Facilities
CF2	Education Land and Buildings
EN6/4	Wildlife Links and Corridors
EN10/2	Riverside and Canalside Improvement in Urban Areas
HT2	Highway Network
HT5	Accessibility For Those With Special Needs
HT6	Pedestrians and Cyclists
EN4	Energy Conservation
EN4/1	Renewable Energy
EN4/2	Energy Efficiency
SPD3	DC Policy Guidance Note 3: Planning Out Crime
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
SPD12	Travel Plans in Bury
SPD16	Design and Layout of New Development in Bury
NPPF	National Planning Policy Framework

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.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan

1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Visual amenity - The proposed development involves a series of amendments to the proposed school building, which include:

- Removal of glazing to 3 fire doors on east and west elevations
- Addition of white glazing brick within recessed area of the main entrance
- Roof ventilation details shown on proposed elevation
- School logo added to front elevation
- On northern elevation, relocated of door to central position and amendments to size and location of 4 windows.

The proposed amendments are all minor and would not affect the design or appearance of the proposed building. Therefore, the proposed development would not be a prominent feature in the streetscene and would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

The proposed development involves the relocation of the substation to the land to the south of the drop off area. Additional planting would be located to the south, which would partially screen the substation from view. As such, the proposed development would not be a prominent feature in the streetscene and would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

Landscaping - The proposed landscaping amendments to the outdoor learning area in the northeast part of the site would result in a different layout and as such, would be minor.

The proposed relocation of the substation would result in the removal of 7 trees at the front of the site. These trees would be replaced by 7 trees again on the grassed area to the south of the drop off area. As such, the proposed amendment would not have a significant adverse impact upon the character and appearance of the locality.

Therefore, the proposed development would be in accordance with Policy EN8/2 of the Bury Unitary Development Plan.

Highways issues - The proposed relocation of the substation would not impact upon visibility on the access road and would not impact upon the approved drop off area. Therefore, the proposal would not be detrimental to highway safety.

Recommendation: Approve

Conditions and Reasons:

- 1 The proposed amendments would not impact adversely upon the appearance of the

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proposed school building and site or the residential amenity of the nearby properties. As such, the proposed development would not be unduly prominent in the locality. The proposed amendments would not have a detrimental impact upon highway safety and would still be in accordance with the overall principles in terms of the approved application and the Policies against which this was approved. As such, the application is a non-material amendment.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL - 07/07/2025			