

DELEGATED REPORT

Report by Helen Leach	Date of report: 11/03/2025	Ref: 71529/P3KPA
Registration: 16/01/2025	LDfC: 12/02/2025	Expiry Date: 13/03/2025
Site Visit: 29/01/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for the proposed development of a temporary school accommodation block and supporting site infrastructure

Location: Star Radcliffe Academy, Spring Lane, Radcliffe, M26 2SZ

Description

Application site - The application site consists of an area of 1.5 hectares. The site previously was in use as Radcliffe Riverside High School and some of the school buildings have been retained on site. These buildings, which were previously in use as a Pupil Referral Unit (PRU) were demolished and temporary buildings for use as a school were erected. These buildings are in use as a temporary school and accommodate the first year of pupils. There is a multi-use games area (MUGA) which is in use by the school.

There are a number of mature trees along the east and western boundaries of the site and along the frontage with Spring Lane.

The site is accessed from Spring Lane and there is a car park to the front of the site.

The Metrolink line forms the boundary to the east of the site and the car park for the Metrolink station is located to the south and is on the opposite side of Spring Lane. The land to the north was last used as a playground and open land and forms the site of the permanent school, which is under construction. To the east of the site, there is open land, including a Public Right of Way and residential properties beyond.

Background to proposal - Planning consent was granted in October 2023 for a temporary school, which would accommodate the first year of pupils. The pupils would then transfer to the permanent school when it was completed and the temporary school would be removed from the site. The removal of the temporary school would allow for the completion of the schools outdoor spaces and sports facilities.

As described above, the temporary school has been completed and accommodates the first year of pupils at Star Radcliffe Academy.

There has been a delay in the scheduled commencement of construction of the permanent school and as such, there is a requirement to provide an additional teaching block on site to accommodate the pupil intake from September 2025.

Construction of the permanent school is expected to commence in early 2025 and is scheduled for completion in summer 2026.

A separate application (71525) has been submitted to retain the existing temporary school until 28 February 2027.

Proposal - The applicant seeks prior approval for the provision of a second temporary

teaching block under Class CA of Part 4, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for up to 3 academic years.

The proposed building would be two storeys in height and would be located to the north of the existing temporary school. The proposal also include the porvision of a new hardstanding multi-use games area (MUGA) and external play areas to the west of the proposed buildings.

The existing car park with drop off area, cycle parking, MUGA and social/recreation spaces, which form part of the existing temporary school, would be retained. An additional 22 parking spaces and 20 cycle parking spaces would be provided.

When the permanent school is completed, the temporary buildings would be removed from the site.

Relevant Planning History

45672 - Outline application - Residential development including associated infrastructure and open space at Coney Green High School Site, Spring Lane, Radcliffe. Approved with conditions - 14 September 2007.

56310 - Prior notification of proposed demolition of two portacabins at rear at Radcliffe Riverside School, Spring Lane, Radcliffe. Prior approval required and granted - 12 June 2013.

56313 - Erection of 2.4m high fencing and gates at Radcliffe Riverside School, Spring Lane, Radcliffe. Approved with conditions - 3 July 2013

58244 - Erection of demountable structure containing swimming pool tank and changing facilities together with change of use of 4 no. classrooms into gym and changing facilities at Radcliffe Riverside School, Spring Lane, Radcliffe. Approved with conditions - 13 January 2015

This permission is a temporary permission and expires on 12 January 2024. The permission requires the building, works and use to be removed and discontinued.

58360 - Refurbishment of part of the former High School to create a Pupil Learning Centre; Single storey extension and associated works at Radcliffe Riverside School, Spring Lane, Radcliffe. Approved with conditions - 23 April 2015

58463 - Prior Notification of proposed partial demolition of the former Radcliffe Riverside High School and Southern classrooms and courtyard at Radcliffe Riverside School, Spring Lane, Radcliffe. Prior approval required and granted - 20 March 2015

59386 - Creation of multi use games area with erection of security fencing/entrance gates and floodlighting for night-time use in connection with new pupil referral unit and sports centre at Coney Green High School, Spring Lane, Radcliffe. Approved with conditions - 19 January 2016.

69855 - EIA Screening Opinion' under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for proposed secondary school (Class F1) with associated sports facilities, access, car parking and landscaping at former school, Spring Lane, Radcliffe. EIA not required - 28 July 2023.

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 site of Radcliffe Leisure Centre, Spring Lane, Radcliffe. Approved - 14 February 2024.

71529 - Variation of condition nos. 1 (temporary time period) and condition 2 (approved plans) of planning permission 70002 to extend the temporary time period allowed for the use of temporary school facilities up to 28th February 2027 and alterations to fencing and cycle shelter at Star Radcliffe Academy, Spring Lane, Radcliffe. Received - 16 January 2025.

Related sites

69361 - Conversion of short stay residential home (Class C2) to a pupil referral unit (Class F1) for educational use; Single storey extensions and associated landscaping, additional parking and external works at Spurr House, Pole Lane, Bury. Approved with conditions - 27 June 2023

69388 - Demolition of 13-21 Blackburn Street/TSB Bank and erection of three-storey civic hub building containing swimming pools, fitness suites and studios, indoor climbing facility, offices, cafeteria and library; Link block between Radcliffe Market and Market Chambers buildings, plus refurbishment of Market Chambers and Market Hall basement, for use as a multi-use event space, with associated external alterations and works and hard and soft landscaping at 13 - 21 Blackburn Street, Radcliffe. Approved with conditions - 25 July 2023

Publicity

None required.

Statutory/Non-Statutory Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to dilapidation survey, off highway site access improvements, car park, drop off and turning facilities, bin storage arrangements.

Drainage Section - No response received.

Environmental Health - Pollution Control - No response received.

Environmental Health - Contaminated Land - No objections, subject to the inclusion of conditions relating to contaminated land.

Environment Agency - No response received.

United Utilities - No objections, subject to the inclusion of a condition relating to foul and surface water drainage.

Pre-start Conditions -Not relevant.

Development Plan and Policies

Issues and Analysis

Development is not permitted by Class CA if -

(a) the new buildings provided would cover more than 50% of the total area of the site;

The total area of the application site is circa 1.4 hectares. The vacant areas where the proposed temporary school would be located amounts to 0.25 hectares and the existing school amounts to 0.0675 hectares. As such, the combined school buildings would use 0.32 hectares, which would be less than 50% of the overall site.

(b) the total floor space of the new buildings provided would exceed 2,500 square metres;

The total floorspace of the proposed building would be 1250 square metres, which would be below the threshold of 2,500 square metres.

(c) the land was last used more than 10 years before the date on which the developer applies for prior approval under paragraph CA.2(1)(b);

The site was used as a leisure centre until 2023. As such, the land has been in active use within the last 10 years.

(d) the site is, or forms part of—

(i) a site of special scientific interest,

(ii) a safety hazard area, or

(iii) a military explosives storage area;

The desktop study submitted as part of this application confirms that the site does not form part of a Site of Special Scientific Interest, a safety hazard area or a military explosives storage area.

(e) where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), any part of any temporary building provided is within 5 metres of the boundary of the curtilage of that residential land; or

The closest boundary of any neighbouring residential land is more than 75 metres from the proposed site.

(f) the height of any new building provided would exceed 7 metres.

The proposed plans confirm that the proposed building would not exceed 7 metres in height.

The proposed development would comply with all the limitations and conditions set out above.

Development under Class CA is permitted, subject to the following conditions.

Before beginning development under Class CA, the developer must apply to the Local Planning Authority (LPA) for a determination as to whether the prior approval of the authority will be required as to -

Transport and highway impacts of the development - The proposed school would utilise the existing access, which currently serves the temporary school located at the front of the site. The existing access consists of a 5.5 metre wide access with separate facilities for pedestrians and there would be an acceptable level of visibility. An additional 22 spaces would be provided for staff and 20 additional cycle spaces would be provided.

The Traffic Section has no objections, subject to the inclusion of conditions relating to dilapidation survey, off highway site access improvements, car park, drop off and turning facilities, bin storage arrangements.

Therefore, the proposed development would not be detrimental to highway safety.

Noise impacts of the development - A Environmental and Intrusive Noise Study has been submitted. The nearest residential building would be over 40 metres away from the proposed school and would be located on the opposite side of the Metrolink line. The MUGA would be located next to the existing MUGA, to the west of the proposed school building. The nearest residential property would be over 80 metres away. Given the distance and the previous use of the site as a school, it is considered that the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties.

Contaminated risks of the site - A Geo-Environmental Addendum Report and Outline Remediation Strategy have been submitted as well as a Coal Authority Mining Report. The report concluded that there is no evidence of contamination, which would pose a risk to human health and the report found the site was considered to be suitable for the proposed development.

The Coal report confirms that there are no probable unrecorded shallow workings beneath the site and any risk from coal mining activity is considered to be low.

The Contaminated Land Section has no objections, subject to the inclusion of a condition relating to contaminated land.

Flood risk of the site - The application site is located within flood zone 1. The Flood Risk Assessment (FRA) concludes that the site is at very low risk of flooding and similarly identifies that the site is not considered to be at risk from groundwater flooding.

Siting and design of the development - The design of the proposed building would match that of the existing temporary school and the materials would match. The proposed building would be located to the north of the existing building and would be screened from view by the existing building. As such, the proposed school would not be a prominent feature in the streetscene.

As the proposed school is located to the north of the existing building, the two buildings would be able to share facilities where required, such as access, car parking and cycle parking.

Therefore, the proposed development would be acceptable in terms of design and would not be a prominent feature in the streetscene.

Conclusion

Given the above, the prior approval of the Local Planning Authority is required and granted.

Recommendation: Prior Approval Required and Granted

Conditions and Reasons:

- 1 Permission is hereby granted for a limited period of 3 academic years only, namely for a period expiring on Summer 2028, 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. The development is of a temporary nature only.
- 2 This decision relates to drawings numbered FS1013-ALA-EX-ZZ-D-L-0103 S2 P06, FS1013-ALA-EX-ZZ-D-L-0120 S4 P02, FS1013-ALA-EX-ZZ-D-L-0121 S4 P03,

FS1013-ALA-EX-ZZ-D-L-1008 A4 C04, FS1013-PTK-02-00-D-O-1000 P02, FS1013-KRD-02-XX-D-E-9022 P01, FS1013-KRD-02-XX-D-E-9021 P02, FS1013-PTK-02-01-D-O-1001 P02, FS1013-PTK-02-ZZ-D-O-1002 P02, FS1013-ALA-EX-ZZ-D-L-0128 S04 P02, FS1013-KRD-02-XX-D-E-9020 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 external finishing materials for the proposal hereby approved shall match those of the existing building.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

- 4 The development hereby permitted within any approved phase shall not be occupied/brought into use until the works relating to land contamination detailed below are fully completed:

Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.

A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 5 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing FS1013-REN-EX-00-D-C-5235 , Rev P02 - Dated 15.01.25 which was prepared by Renaissance Associates Ltd. For the avoidance of doubt surface water will be draining unrestricted through the existing network with additional flows from the temporary accommodations. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

- 6 The highway remedial works identified as a result of the dilapidation survey approved as part of condition 10 of permission 70002 shall be implemented prior to the development hereby approved being brought into use.

Reason. To maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.

- 7 The development hereby approved shall not be brought into use unless and until the off-highway site access improvements, including pedestrian barriers, indicated on the approved plans have been implemented to the satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.

- 8 The measures and facilities detailed in the approved 'Demolition and Construction Management Plan' shall be implemented and be adhered to throughout the demolition and construction periods, with the measures retained and facilities used for the intended purpose for the duration of both periods.
Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and 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 Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.
- 9 The car parking, drop-off and turning facilities indicated on the approved plans shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.
- 10 The development hereby approved shall not be brought into use unless and until the off-highway bin storage arrangements indicated on the approved plans have been implemented.
Reason. To ensure that adequate bin storage arrangements are provided pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.
- 11 The development hereby approved shall be carried out in accordance with the CTMP approved as part of condition 15 of permission 70002.
Reason. To safeguard the amenities of the locality and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system pursuant to Policy HT3/4 - Schemes to Assist Metrolink of the Bury Unitary Development Plan.
- 12 The development shall only be carried out in accordance with the details approved under condition 16 of permission 70002.
Reason. To protect trees against root damage and to maintain the status quo with regards the stability of the embankment pursuant to the following Policies of the Bury Unitary Development Plan:
Policy HT3/4 - Schemes to Assist Metrolink
Policy EN8 - Woodland and Trees.
- 13 The development shall only be carried out in accordance with the details approved under condition 17 of permission 70002. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.
Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.
Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL - 11/03/2025		JT - 11/03/2025	