

DELEGATED REPORT

Report by Helen Leach	Date of report: 19/03/2026	Ref: 72502/FUL
Registration: 11/11/2025	LDfC: 11/12/2025	Expiry Date: 06/01/2026
Site Visit: 20/11/2025	Site Notice: 20/11/2025	Press Date: 20/11/2025
Objections: 0	Con Area: N/A	Adv Type: MD
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MIOT

Proposal: Variation of condition 2 (approved drawings) following planning permission 70381 to amend the approved drainage strategy, minor revisions to the landscaping proposals and amendments to the building's elevations. Amendments to conditions 3, 7, 9, 11, 12, 13, 14 and 23 to update wording and approved drawings referenced within the conditions

Location: Star Academy, 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. A non material amendment was approved in July 2025 for amendments to the landscaping, substation position and screen around the roof plant area.

The proposed development involves the variation of condition 2 of permission 70381 to:

- amend the approved drainage strategy
- revisions to the landscaping proposals
- amendments to the elevations of the proposed building
- amendments to conditions 3, 7, 9, 11, 12, 13, 14 and 23 to update the wording, including the approved drawings referenced within the conditions.

The proposed drainage strategy would be amended to connect into a new point of connection into the existing sewer network on the opposite side of the Metrolink line.

Two existing canopies would be enlarged and would contain pv panels on the roof. An additional small canopy would be provided within the SEN garden to provide a covered outdoor space. A star shaped seating area in the main playground would be replaced with individual seats. Cobble rumble strips would be incorporated on the main vehicular access.

A gas bottle store would be provided to the north of the car park.

Sections of brick detailing would be omitted at ground floor level and an alternative brick would be used at ground floor level.

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.

71885 - 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 at Radcliffe Leisure Centre, Spring Lane, Radcliffe. Approved - 8 July 2025.

Publicity

The neighbouring properties were notified by means of a letter on 14 November 2025 and a press notice was published in the Bury Times on 20 November 2025. Site notices were posted on 20 November 2025.

1 letter has been received, which has raised the following issues:

- Concerned what building work is to be done next and how it will impact the properties on Shirebrook Drive. Is it a cycle lane?
- What is the proposal to amend condition 12, 23 and 33? Want clear information about the application.
- The land around the roundabout attracts wildlife - birds, bats, foxes, hedgehogs and deer. If the roundabout plans to add a cycle lane, we would object.

- Adding more lanes takes the development closer to the banana walk and our property.

Statutory/Non-Statutory Consultations

Traffic Section - No response.

Drainage Section - No objections.

United Utilities - Object - a public surface water sewer passes through the site and require suitable easements.

GM Ecology Unit - No objections.

Pre-start Conditions - Applicant/Agent [Not relevant/has/has not] agreed with pre-start conditions

Development Plan and Policies

EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN1/7	Throughroutes and Gateways
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
EN10/2	Riverside and Canalside Improvement in Urban Areas
RT1/1	Protection of Recreation Provision in the Urban Area
RT1/2	Improvement of Recreation Facilities
RT3/4	Recreational Routes
HT2	Highway Network
HT2/4	Car Parking and New Development
HT5	Accessibility For Those With Special Needs
HT5/1	Access For Those with Special Needs
HT6/1	Pedestrian and Cyclist Movement
CF1/1	Location of New Community Facilities
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
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-P5	Education, Skills and Knowledge
JP-P7	Sport and Recreation
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
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 PpE 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.

Principle - The principle of the development was established with the grant of planning consents in November 2023 and March 2024. Therefore, the proposed development would be acceptable in principle.

Design and layout - The approved brick detailing would be deleted on the main school building and would be replaced with a contrasting dark brick. This would ensure that the entrance to the building is accentuated and visual interest would be maintained.

The proposed development involves the extension of 2 canopies, which are located to the east of the main school building. The design of the proposed canopies would not change from that previously approved and would contain a large number of PV panels on the roof, which would contribute to lowering the carbon footprint of the school. Given the location, in the centre of the site, the proposed canopies would not be a prominent feature in the

streetscene and would not impact upon the amenity of the neighbouring properties.

An additional canopy is proposed in the SEN garden area to the north of the site. The proposed canopy would measure 3.5 metres by 4 metres and would be constructed from timber with a galvanised metal roof. Given the location to the north of the site, the proposed canopy would not be a prominent feature in the streetscene and would not impact upon the amenity of the neighbouring properties.

Drainage - The proposed development involves a change to the approved drainage strategy, which would connect into a new point of connection into the existing sewer network on the opposite side of the Metrolink line.

United Utilities have raised an objection on the basis that suitable easements would be required for the existing surface water sewer. It is understood that the existing surface water sewer is in the process of being designated a 'watercourse', which would come under the control of the Council. The Drainage Section has no objections to the proposed change to the drainage strategy.

As the watercourse would come under the control of the Council and the Drainage Section have no objections to the scheme, it is considered that the proposed changes would be acceptable. Therefore, the proposed development would be in accordance with Policy EN7/5 of the Bury Unitary Development Plan.

Landscaping - The proposed development involves the incorporation of cobble rumble strips onto the main vehicular access, which would be a minor change and would not be a prominent feature.

A number of trees have been relocated from around the PV canopies within the playground. 2 trees would be located at the southern end of the playground and 4 trees would be located to the east of the playground. 2 trees would be re-provided in the habitat area in the north east corner of the site. This is to ensure a clash is avoided with the underground services for the photo voltaic panels on top of the canopies. The number of trees to be planted would remain the same and there are no objections to the relocation of the proposed trees. Therefore, the proposed development would be in accordance with Policy EN8/2 of the Bury Unitary Development Plan.

The levels have been adjusted in some areas, which has reduced the amount of material to be removed from the site. The changes are as follows:

- The levels across the proposed 2G pitch and the informal grass pitch have been raised by 200mm.
- Two mound features near the drop off area have been raised by 2 metres and 1 metre respectively.
- A small mound has been added to the east of the car park.
- A knee rail has been added around the drop-off loop.

The proposed changes would be located within the site and would not have a significant adverse impact upon the amenity of the neighbouring properties. The proposed changes would not impact upon the overall design and appearance of the landscaping and as such, would be acceptable. Therefore, the proposed development would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

Highways issues - The proposed development would not impact upon the highways layout and as such, would be acceptable.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later 22 November 2026.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 Subject to the requirements of the conditions below, the development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

Substitute Plans

Elevations - FS1013-AHR-01-ZZ-D-A-2010 C07
Whole site plan - FS1013-ALA-EX-ZZ-D-L-0001 P19
Site landscaping plan - FS1013-ALA-EX-ZZ-D-L-0004 - Overview - P14
Planting Plan - FS1013-ALA-EX-ZZ-D-L-0010 P11
Tree Retention and Removal Plan - FS1013-ALA-REX-ZZ-D-L-0031 P09
Fencing General Arrangement - FS1013-ALA-EX-ZZ-D-L-0012 P12
Access Strategy - Parking Strategy - FS1013-ALA-EX-ZZ-D-L-0026 P09
Levels Plan Overview - FS1013-ALA-EX-ZZ-D-L-0013 S2-P09
Proposed drainage areas plan - FS1013-REN-EX-00-D-C-5201-P06
Below Ground Drainage Plan Sheet 1 of 2 - FS1013-REN-EX-00-D-C-5210-C05
Below ground drainage plan Sheet 2 of 2 - FS1013-REN-EX-00-D-C-5211-C03
Below ground drainage details - Sheet 3 - FS1013-REN-EX-XX-D-C-5303-C01
Below ground drainage details Sheet 4 - FS1013-REN-EX-XX-D-C-5304-C02
Below ground drainage details Sheet 5 - FS1013-REN-EX-XX-D-C-5305-C02
Typical PV canopy details - FS1013-ALA-EX-ZZ-D-L-1018 P01
Typical canopy details - FS1013-ALA-EX-ZZ-D-L-1017 C01

Retained plans from 70381

Site Location Plan (Dwg no. FS1013-ALA-EX-ZZ-D-L-0039 S2 P06)
Proposed Cyclops Junction (Dwg No. FS1013-VS-XX-XX-D-H-0011 P06)
Proposed Access Road (Dwg No. FS1013-VS-XX-XX-D-H-0010 P05)
Site sections 1 (Dwg no. FS1013-ALA-EX-ZZ-D-L-0019 S2 P05)
Site sections 2 - (Dwg no. FS1013-ALA-EX-ZZ-D-L-0020 S2 P05)

Retained plans from 70071

Proposed Ground Floor & Sports Plan (Dwg No. FS1013-AHR-01-00-D-A-2001 S4 REV.P13)
Sports Hall (Dwg No. FS1013-AHR-01-00-D-A-2050 S4 REV.P01)
Proposed First Floor Plan (Dwg No. FS1013-AHR-01-01-D-A-2002 S4 REV.P10)
Proposed Second Floor Plan (Dwg No. FS1013-AHR-01-02-D-A-2002 S4 REV.P10)
Proposed Roof Plans (Dwg No. FS1013-AHR-01-RF-D-A-2003 S4 REV.P05)
Strip Sections 1-2 (Dwg No. FS1013-AHR-01-ZZ-D-A-2021 S4 REV.P05)
Strip Sections 2-2 (Dwg No. FS1013-AHR-01-ZZ-D-A-2022 S4 REV.P03)
Elevations (Dwg No. FS1013-AHR-XX-ZZ-D-A-2010 S4 REV.P06)
Cycle Shelter Details (Dwg No. FS1013-ALA-ZZ-ZZ-D-L-1008 S4 P01)

Documents

Drainage strategy technical note (Renaissance) - FS1013-REN-XX-XX-T-C-0162

Rev P01

Arboricultural Impact Assessment (Version 1 Update, 15.12.2023-V1-SB)

Arboricultural Impact Assessment (Cyclops, 13.12.2023-V1-SB)

Tree Survey and Constraints Report

Transport Statement – FS1013-VS-XX-XX-T-H-1004 Rev P02 (VIA Solutions), including

'Proposed Access Road' (Cyclops Junction) Drawing – Dwg.

FS1013-VS-XX-XX-D-H-0010 Rev P05

'Proposed Cyclops Junction' Drawing – Dwg. FS1013-VS-XX-XX-D-H-0011 Rev P06

Extended Phase 1 Habitat Survey (Amenity Tree, 13.12.2023)

Potential Bat Roost Feature Inspection Survey (Amenity Tree, 13.12.2023)

Assessment of Biodiversity (updated report, Amenity Tree)

Road Safety Audit jV (Sevenairs Consulting Ltd)

Road Safety Audit Designers Response - FS1013-VS-XX-XX-T-H-1006

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

- 4 Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and a Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 5 Proposed areas of hardstanding located within the Coal Authority Development High Risk Area, including access roads and vehicle parking, shall be constructed with appropriate geogrid reinforcement to protect the development from the effects of potential land instability derived from any shallow coal mine workings present, as outlined in Section 10.2 of the supporting Phase II Geo-Environmental Assessment Report. These measures shall be carried out in accordance with authoritative UK guidance.
Reason - In order to ensure the safety and stability of the development, pursuant to Section 15 of the National Planning Policy Framework.
- 6 Prior to the occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm that the mitigation measures necessary to address the risks posed by past coal mining activity have been implemented in full.
Reason. To ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, pursuant to Section 15 of the National Planning Policy Framework.
- 7 The development hereby approved shall be carried out in accordance with the details approved under condition 7 of permission 70381. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.
Reason. Only indicative material details have been submitted and full details are required in the interests of visual amenity and to ensure a satisfactory development

pursuant to Bury Unitary Development Plan policies EN1/1 and CF1/1.

- 8 Use of the development shall not commence until a community use agreement has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to internal and external sports facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason. To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport pursuant to chapter 8 - Promoting healthy communities of the NPPF and RT2/3 - Education Recreation Facilities.

- 9 Prior to the first occupation of the development, the drainage scheme shall be implemented in accordance with the Drainage Strategy Technical Note, dated October 2025 and the following plans
FS1013-REN-EX-00-D-C-5201-P06 - Proposed drainage areas plan
FS1013-REN-EX-00-D-C-5210-C05 - Below Ground Drainage Plan Sheet 1 of 2
FS1013-REN-EX-00-D-C-5211-C03 - Below ground drainage plan Sheet 2 of 2
FS1013-REN-EX-XX-D-C-5303-C01 - Below ground drainage details - Sheet 3
FS1013-REN-EX-XX-D-C-5304-C02 - Below ground drainage details Sheet 4
FS1013-REN-EX-XX-D-C-5305-C02 - Below ground drainage details Sheet 5

The implemented drainage scheme shall be retained thereafter for the lifetime of the development.

Reason. To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding and pollution, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.

- 10 Prior to the first occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

(a). Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and

(b). Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason. To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.

- 11 The development shall be carried out in accordance with the Drainage Strategy Technical Note, dated October 2025 and the associated plans submitted with this application.

Reason. To ensure the adequacy of the proposed discharge to the culverted watercourse, to prevent an undue increase in surface water run-off and to reduce the risk of flooding and pollution, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.

- 12 The development shall be carried out in accordance with the details approved under condition 12 of permission 70381. Thereafter, the development shall be implemented in full accordance with the agreed details and programme.
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury Unitary Development Plan Policies RT6/2 - Pedestrian/Vehicular Conflict, CF1/1 - Location of New Community Facilities, EN1/2 - Townscape and Built Design and HT2/2 - Car Parking and New Development.
- 13 The development shall be carried out in accordance with the details approved under condition 13 of permission 70381. The details subsequently approved shall be implemented to an agreed programme and 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, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety, pursuant to Bury Unitary Development Plan Policies HT6/2 - Pedestrian/Vehicular Conflict, CF1/1 - Location of New Community Facilities, EN1/2 - Townscape and Built Design and HT2/4 - Car Parking and New Development.
- 14 The development shall be carried out in accordance with the details approved under condition 14 of permission 70381. The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, 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, pursuant to policies EN1/2, CF1/1 and HT6/2 of the Bury Unitary Development Plan.
- 15 In the event that it is not intended for the new access road to be considered for adoption by the Council, no above ground development shall commence unless and until details of the proposed arrangements for future management and maintenance of the proposed road within the development have been submitted to and approved by the local planning authority. The new access road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.
Reason. To ensure that the unadopted estate road serving the development is maintained to an acceptable standard in the interest of residential/highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway, pursuant to policies CF1/1 and EN1/2 of the Bury Unitary Development Plan.
- 16 The various turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are 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 policies CF1/1 and EN1/2 of the Bury Unitary Development Plan.
- 17 The vehicle parking and refuse and coach drop-off laybys indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the

development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

- 18 The bin storage arrangements to be provided within the curtilage of the school site shall be made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure that adequate bin storage arrangements are provided to serve the site, pursuant to policies CF1/1 and EN1/2 of the Bury Unitary Development Plan.

- 19 Eighteen car parking spaces shall be provided with electric vehicle (EV) charging points (minimum 7kW*) prior to the use of those spaces.
*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 20 The secure cycle storage facilities indicated in the approved plans shall be provided in full before the development hereby approved is first brought into use and shall thereafter remain available for use for the lifetime of the development. For the avoidance of doubt, at least 80no. secure cycle storage spaces shall be provided for pupils and visitors and at least 10no. secure cycle spaces shall be provided for staff.

Reason. To ensure adequate cycle storage and in order to promote sustainable means of travel pursuant to policy HT6/1 of the Bury Unitary Development Plan.

- 21 Prior to the commencement of the development, the tree protection measures shall be implemented in accordance with the details submitted to discharge condition 21 of planning permission 70071, namely;

Arboricultural Impact Assessment (Version 1)

Tree Survey and Constraints Report (Version 1)

The approved tree protection measures shall remain in situ until the development has been completed.

Reason: To protect trees against root damage and to maintain the status quo with regards the stability of the embankment, pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

- 22 Prior to first occupation of the development, a full School Travel Plan, which shall include clear objectives and modal split targets, together with a time-bound programme of implementation, monitoring, regular review and update; and be based on the particulars contained within the submitted Travel Plan (by VIA Solutions – Doc Ref. PS1013-VS-XX-XX-T-H-1003 TP), shall be submitted to and approved in writing by the local planning authority and thereafter operated in accordance with the agreed details and any subsequent updated School Travel Plan.

Reason. To promote and provide access to sustainable transport options, pursuant to Section 9 of the National Planning Policy Framework.

- 23 The development shall be carried out in accordance with the landscape and ecological management plan (LEMP) approved under application 70381 as amended by the following plans:

FS1013-ALA-EX-ZZ-D-L-0004 - Overview - P13

FS1013-ALA-EX-ZZ-D-L-0010 P10

FS1013-ALA-EX-ZZ-D-L-0031 P08

FS1013-ALA-EX-ZZ-D-L-0012 C05

Reason. To ensure improvements to the biodiversity of the site, pursuant to policies EN8/2 and EN10/2 of the Bury Unitary Development Plan and Section 15 of the National Planning Policy Framework.

- 24 All trees to be retained on the site, as indicated in the submitted Arboricultural Impact Assessment and approved drawing 'Tree Retention and Removal Plan' (Dwg no. FS1013-ALA-EX-ZZ-D-L-0031 S2 P05), shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
- 25 The measures contained in the Ecology Reasonable Avoidance Measures Statement (RAMS) dated 07 February 2024 and further RAMS dated 06/03/2024 submitted to discharge condition 25 of planning permission 70071 shall be implemented in full and maintained for the duration of the construction period or for any other period as may subsequently be agreed in writing by the Local Planning Authority.
Reason. To ensure that the development does not adversely affect wildlife and protected species, pursuant to policy EN6/3 of the Bury Unitary Development Plan and Section 15 of the National Planning Policy Framework.
- 26 The development shall be carried out in accordance with the Non-Native Management Plan submitted to discharge condition 26 of planning permission 70071. Should a delay of more than one year occur between the date of approval of this planning permission and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.
Reason. The scheme does not provide full details of the actual extent of invasive species in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 27 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present, which has been agreed in writing by the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 28 The development shall be carried out in accordance with the noise mitigation measures/recommendations in the Environmental & Intrusive Noise Study by Sol Acoustics submitted with the application, pursuant to policies EN7/2 and CF1/1 of the Bury Unitary Development Plan.
Reason. In order to ensure that the amenities of nearby residential occupants are not adversely impacted by noise, pursuant to policies EN7/2 and CF1/1 of the Bury Unitary Development Plan and the Section 15 of the National Planning Policy Framework.
- 29 Prior to installation, full details of the scheme of external lighting in association with the development hereby approved, including lighting spread, with details of levels of

luminance, position, types, direction and size and technical summary, shall be submitted to and approved by the Local Planning Authority. The approved lighting scheme only shall thereafter be implemented prior to first occupation of the development hereby approved.

Reason. In the interests of residential amenity and to ensure no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value and EN7 - Pollution Control.

- 30 The development hereby approved shall be carried out in accordance with the mitigation measures set out in the submitted Air Quality Assessment by Tetra Tech (Doc. Ref. 784-B047825).

Reason. To protect the amenity of users and visitors to the site and to ensure the satisfactory development of the site in terms of human health pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment and Bury Unitary Development Plan Policy EN7/1 - Atmospheric Pollution.

- 31 Prior to the first occupation of the development, details of the design and layout of the 3G pitch, which should be World Rugby Reg 22 compliant; 2G pitch; and MUGA; have been submitted to and approved in writing by the local planning authority. The 3G pitch; 2G pitch; and MUGA; shall not be constructed other than in accordance with the approved details.

Reason - To ensure the development is fit for purpose and sustainable, pursuant to Section 8 - Promoting healthy and safe communities of the National Planning Policy Framework and RT2/3 - Education Recreation Facilities of the Bury Unitary Development Plan.

- 32 The development hereby approved shall not be first occupied until full details of a Ball Strike Assessment, in particular regard to the western boundary, has been submitted to the local planning authority. Any mitigation as required shall be installed in full before the development is first occupied and thereafter be managed and maintained in accordance with the approved details.

Reason - To provide protection for the occupants of adjacent uses and their property from potential ball strike from the new playing field or sports facility, pursuant to Section 8 - Promoting healthy and safe communities of the National Planning Policy Framework and EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

- 33 The mini football pitch, as detailed in the approved drawing FS1013-ALA-EX-ZZ-D-L-0001 S2 Rev P12, shall be constructed, laid out and shall be made available for use within 12 months of the first occupation of the development.

Reason - To ensure the development is fit for purpose and sustainable, pursuant to Section 8 - Promoting healthy and safe communities of the National Planning Policy Framework and RT2/3 - Education Recreation Facilities of the Bury Unitary Development Plan.

- 34 The sports hall shall be laid out in accordance with Sport England's technical standards.

Reason - To ensure the development is fit for purpose and sustainable and to ensure sufficient benefit of the development to sport, pursuant to Section 8 - Promoting healthy and safe communities of the National Planning Policy Framework and RT2/3 - Education Recreation Facilities of the Bury Unitary Development Plan.

- 35 Before the school is brought into use, a Management and Maintenance Scheme for the facility, including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local

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Planning Authority. For Artificial Grass Pitches, measures should be added to ensure the replacement of the Artificial Grass Pitch within a specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the school.

Reason - To ensure the development is fit for purpose and sustainable and to ensure sufficient benefit of the development to sport, pursuant to Section 8 - Promoting healthy and safe communities of the National Planning Policy Framework and RT2/3 - Education Recreation Facilities of the Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL - 19/03/2026		DM - 19/03/2026	