

Our ref: 784-B070523

Planning Portal Ref: PP-13689926

Bury Council  
Development Management  
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15 January 2025

**Star Radcliffe Academy, Spring Lane, Radcliffe: Minor Material Amendment  
Application to Planning Permission ref.70002.**

**Introduction**

On behalf of our client Morgan Sindall Construction, working with the Department for Education and Star Academies, this letter supports the submission of a minor-material amendment application to seek amendments to planning permission reference 70002 under Section 73 of the Town and Country Planning Act 1990.

The extant permission relates to the demolition of buildings at the site and the erection of temporary school buildings and supporting facilities for the Star Radcliffe Academy. Permission 70002 was granted in November 2023, with the temporary school accommodation subsequently being implemented and opening in September 2024. The amendments proposed under this application specifically relate to;

- Extending the temporary time period allowed for the use of the temporary school building, as specified by **condition 1** of permission 70002; and,
- To incorporate minor design changes for the external areas of the temporary school though updating the approved drawings listed under **condition 2** of permission 70002.

With a Section 73 application resulting in the issuing of a new planning permission, it is also requested for the wording of conditions which have previously been formally discharged to be appropriately updated on any new decision notice to reflect that details have previously been submitted and agreed. This relates to **condition nos. 4, 5, 6, 9, 10, 15, 16 and 17.**

## Project Background

Planning permission for the new permanent Star Radcliffe Academy school on the wider site at Spring Lane was awarded planning permission in November 2023 (Reference 70071). This was supported by the separate planning permission (reference 70002) to build the temporary school facilities to be used whilst the permanent school was under construction. Currently the temporary school facilities accommodate the school's first year intake of students for the 2024/25 academic year, totalling 150 pupils.

It was originally planned for the school to only require the use of the temporary accommodation for its first academic year, with the pupils being able to decant across to the new permanent school building in time for the 2025/26 academic year.

However, due to a delay experienced for commencing the construction of the new permanent school facilities, there is now a critical requirement for the existing temporary school buildings to remain in use for the school's second academic year in 2025/26.

By way of background, a separate planning application has been submitted at the same time as this amendment application which is seeking permission for the installation of a second temporary teaching block on the site through an extension of the temporary school's site. This is in order to accommodate the school's second year pupil intake of a further 150 pupils.

The new permanent school is now anticipated to be completed in the Summer of 2026, ready for the start of the 2026/27 academic year.

The award of this proposed minor-material amendment application to extend the time of use for the temporary school accommodation is critical for the operations of the school and is needed to support the educational needs of Radcliffe, whilst mediating the delayed construction programme for the permanent school.

## Planning History

**Permission Reference 70002:** *"Demolition of existing school buildings/temporary leisure centre and erection of a two storey temporary school building, external landscaping and associated site infrastructure."* Granted, October 2023.

**Permission Reference 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."* Granted February 2024.

**Permission Reference 70071:** *“Erection of new secondary school alongside supporting sports facilities, car parking, landscaping, site infrastructure, new access road and associated access infrastructure.”* Granted, November 2023.

**Permission Reference 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 development’s 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.”* Granted March 2024.

### Planning Conditions Discharge against 70002

- Conditions 6, 9, 10, 15, 16 and 17 discharged 13<sup>th</sup> March 2024.
- Condition 4 discharged 14<sup>th</sup> March 2024
- Condition 5 discharged 4<sup>th</sup> December 2024

### Submission Documents

Condition 2 sets out the approved list of drawings associated to permission 70002. The below table identifies the drawings for which updates are sought to reflect the proposed amendments. Additional new drawings provided with this application are also listed.

| Approved Drawings<br>(Permission 70002 and drawings superseded by NMA 70466) | Proposed Amended Drawings                                |
|------------------------------------------------------------------------------|----------------------------------------------------------|
| FS1013-ALA-EX-ZZ-D-L-0103-Temps Site Location Plan-P01                       | No proposed change                                       |
| FS1013-ALG-02-00-D-O-0101-Plan Layout – Ground Floor                         | No proposed change                                       |
| FS1013-ALG-02-01-D-O-0102-P01- Plan Layout – First Floor                     | No proposed change                                       |
| FS1013-ALG-02-00-D-O-0201 P01- Loadcell Layout                               | No proposed change                                       |
| FS1013-ALG-02-00-D-O-0301 P01 - Elevations                                   | No proposed change                                       |
| FS1013-ALA-EX-ZZ-D-L-0101-S2-P06 - Temps Whole Site Plan                     | FS1013-ALA-EX-ZZ-D-L-0101-S2-P10 - Temps Whole Site Plan |

|                                                                                                         |                                                                                                                              |
|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| (Updated approved drawing by NMA 70466)                                                                 |                                                                                                                              |
| FS1013-ALA-EX-ZZ-D-L-0104-S2-P04 – Temps Fencing Arrangement<br>(Updated approved drawing by NMA 70466) | FS1013-ALA-EX-ZZ-D-L-0104-S2-P06 – Temps Fencing Arrangement                                                                 |
| FS1013-ALA-EX-ZZ-D-L-0106-S2-P01 – Demolition Plan                                                      | No proposed change                                                                                                           |
| FS1013-ALA-EX-ZZ-D-L-0102-S2-P01 - Site Layout as Existing                                              | No proposed change                                                                                                           |
| 42645_T 0 – Topographical Survey                                                                        | No proposed change                                                                                                           |
| TR-01 V1 – Tree Survey                                                                                  | No proposed change                                                                                                           |
|                                                                                                         | FS1013-ALA-EX-ZZ-D-L-1008-A4-C04 – Cycle Shelter Details<br>- Additional drawing now provided                                |
|                                                                                                         | FS1013-PTK-02-ZZ-D-O1004-P02 – Proposed Layout – 2 x UK093 Ultima Modules – Kitchen Pod<br>– Additional drawing now provided |

## Proposed Amendments

### Condition 1

Condition 1 imposed a time limit on the use of the temporary school and its buildings. The existing condition reads as follows;

*“Permission is hereby granted for a limited period only, namely for a period expiring on 31 December 2025, 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.”*

As noted above, an amendment to this condition is required to extend the period for the use of the temporary school’s facilities. The new permanent school building is programmed to be completed in Summer 2026 to allow the pupils to decant across to the new facility in time for the start of the 2026/27 academic year. To allow some flexibility as to the permitted time period for the continued use of the temporary school and to allow time for the removal of the temporary buildings to be completed, an

extension of the time limit listed under this condition is sought to the **end of February 2027**.

## **Condition 2**

Condition no.2 lists the approved drawings for the development. The approved drawings need to be updated to reflect proposed amendments within the site which are required to support the extend use of the temporary school facilities.

The proposed design amendments are all relatively minor, and can be summarised as follows;

- Incorporation of 22no. additional car parking spaces within the existing car park, located within the central island;
- Inclusion of 10.no additional cycle hoops, providing 20no. additional cycle parking spaces, within an additional cycle parking shelter;
- Amendments to the existing northern fencing line to allow access to a planned extension area for the temporary school;
- Addition of a standalone kitchen/catering pod to provide extended food preparation space and catering capacity at the site.

The amendments shown under this minor-material amendment application provide consistency with the separate planning application which has been submitted to the local planning authority at the same time, which is seeking permission for the introduction of an additional temporary teaching block, proposed to be located immediately to the north of the existing temporary building. Specifically, the incorporation of additional supporting car parking and cycle parking provision and revisions to the fencing arrangements are consistent with upgrades to the site presented in the separate application submitted for the additional temporary teaching block.

No changes are proposed under this amendment application to the design or siting of the in-situ temporary school buildings.

## **Material Considerations**

In deciding an application under Section 73 of the Town and Country Planning Act 1990, the local planning authority must only consider the condition(s) that are the subject of the application. Such applications do not call for a complete reconsideration of the application.

This being the case, the principle of the temporary school development at the site, and the temporary building's design do not require reassessment. Rather, the material considerations applicable to the application should be limited to an assessment of the amendments proposed, these being an extended temporary time period for the use of the temporary school facilities currently in situ on the site and the associated design

amendments to the external areas and site infrastructure to support the operations of the temporary school.

### Extended Time Period for Use of the Site

The proposed extension to the time period allowed for the use of the existing temporary facilities is a critical requirement to allow for the school to continue to operate into the next academic year and to mitigate the delay which has occurred for the permanent school. The school, alongside the Department for Education are working to limit as far as possible the time period the school will need to be housed in the temporary accommodation, and to move forward with the permanent school as soon as possible.

### Amenity

The proposed amendments do not present any material impacts with respect to amenity.

The proposed additional kitchen area, to be accommodate in an additional pod building, will not require any external plant or extraction equipment. No noise or odour concerns are therefore resultant from this amendment.

### Transport

As noted earlier in this statement, the additional transport infrastructure provision shown on the plans, in form of additional car parking and cycle parking provision, will have no material transport impacts for the scheme as part of the amendments presented under this application. An extension to the temporary school's accommodation and an associated increase in pupil numbers is proposed under a separate planning application and therefore the associated transport impacts of this extension are to be considered under that separate application accordingly.

### **Summary**

The amendment proposed seek an appropriate extension to the time period allowed for the use of the temporary school facilities on the site to mitigate for a delay in the construction programme for the permanent school. This time extension is critical to allow the school to continue to operate from the site for the 2025/26 academic year. Minor external amendments are proposed to similarly support the extended period of use for the temporary school facilities.

The proposed development would remain compliant with policies within the NPPF and adopted Local Plan policies.

A separate planning application has been submitted to the local planning authority seeking permission to add a second temporary teach block to the site. The

amendments to the existing temporary school site seek to provide consistency with those separate application proposals.

I trust the information provided is sufficient for you to validate the planning application and for the Council to determine the application in a positive manner. If you do require any additional information, please do not hesitate to get in contact.

Yours faithfully,



Peter Campbell  
**Associate Director (MRTPI)**  
**Tetra Tech**