

Our reference: 784-B047825

Planning Portal Reference: PP-14258729

Bury Council,
Development Management,
3 Knowsley Place,
Duke Street,
Bury BL9 0EJ

23rd October 2025

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

Minor-material Amendment Application to Planning Permission ref. 70381

On behalf of our client Morgan Sindall Construction, working with the Department for Education, this letter supports the submission of a Minor-material Amendment (S73) application to seek amendments to planning permission reference 70381 under Section 73 of the Town and Country Planning Act 1990.

The application principally seeks to vary condition no. 2 of permission 70381 in order to update the list of approved drawings.

The planning history for the site as well as the amendments proposed, are outlined within this letter below.

Planning History

Permission reference 70381 was granted on 8th March 2024 for the variation of Condition 2 (approved drawings) attached to the original permission (reference 70071) relating to the development of the new Star Radcliffe Academy school at the application site. Permission 70381 therefore represents the most recent permission for this school's development.

The description of development for permission reference 70381 is as follows:

“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.”

Subsequently, a further Non-Material Amendment (NMA) application was granted on 8th July 2025 under the reference 71885. The description of development for permission reference 71885 is as follows:

“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.”

The NMA included minor adjustments to the school building’s elevations, including repositioning the Special Educational Needs department’s (SEN) door on the northern elevation and minor modifications to several window placements, reflecting changes to the internal SEN space layout. The ground floor layout within the SEN department was also revised. Additionally, a louvred plant deck screen was installed around the roof plant area on level 01. The materials palette was updated to include white glazed brick for the main entrance reveal, consistent with the materials approved to discharge a relevant planning condition.

The high-voltage (HV) substation was repositioned in the southern part of the site to improve access for construction vehicles via a temporary haul road during construction. Minor adjustments were also made to the soft landscaping layout in the habitat and outdoor learning area in the north-eastern corner of the site.

Latest Proposed Amendments

This application is primarily required to facilitate amendments to the foul and surface water drainage strategies from that currently approved. Additional minor revisions to the new school building’s landscaping, brick detailing and ancillary structures are also proposed.

The application seeks to vary **condition no.2** which lists the approved drawings. The previously approved drainage plans are listed at **condition no.9** of permission 70381. If the application is approved, condition 9 will also therefore require varying in order to list the latest plans now submitted.

Furthermore, since the granting of permission 70381, a number of the planning conditions have been discharged. Where this is the case, the wording of the relevant conditions will need to be updated on any new decision notice to reflect that the details have been approved and to identify that the conditions will now be satisfied through implementation in accordance with the approved details. The conditions this applies to are as follows;

- Condition no. 3 – Preliminary Risk Assessment / Remediation Strategy;
- Condition no. 7 – External materials;
- Condition no. 9 – Drainage strategy details;
- Condition no. 11 – Confirmation of capacity in watercourse for surface water flows;
- Condition no. 12 – Highways design details;
- Condition no. 13 – Highways construction design details;
- Condition no. 14 – Construction Traffic Management Plan; and
- Condition no. 23 – Landscape and ecological management plan.

The application is accompanied by the following proposed substitute drawings, as identified in the below table. A number of relevant plans were updated as part of the NMA (71885). However, as an NMA does not reflect a planning permission in its own right, both the approved drawings from the latest planning permission (70381) and the NMA approved drawings are listed within the table below.

Retained Plans from 70071	Non-Material Amendment (71885) - Previously Approved Drawings	Updated Drawings Now Submitted
Elevations – FS1013-AHR-XX-ZZ-D-A-2010 SA Rev P06	Elevations – FS1013-AHR-XX-ZZ-D-A-2010 S4 Rev P11	Elevations – FS1013-AHR-01-ZZ-D-A-2010 Rev C07
Minor Material Amendment (70381) - Previously Approved Drawings	Non-Material Amendment (71885) - Previously Approved Drawings	Updated Drawings Now Submitted
Whole Site Plan - FS1013-ALA-EX-ZZ-D-L-0001 P12	Whole Site Plan - FS1013-ALA-EX-ZZ-D-L-0001 - P17	Whole Site Plan - FS1013-ALA-EX-ZZ-D-L-0001 - P18
Site Landscaping Plan - FS1013-ALA-EX-ZZ-D-L-0004 S2 P07	Site Landscaping Plan - FS1013-ALA-EX-ZZ-D-L-0004 – Overview - P11	Site Landscaping Plan - FS1013-ALA-EX-ZZ-D-L-0004 – Overview - P13
Planting Plan - FS1013-ALA-EX-ZZ-D-L-0010 S2 P07	Planting Plan - FS1013-ALA-EX-ZZ-D-L-0010 - P09	Planting Plan - FS1013-ALA-EX-ZZ-D-L-0010 - P10
Tree Retention and Removal Plan FS1013-ALA-EX-ZZ-D-L-0031 S2 P05	Tree Retention and Removal Plan - FS1013-ALA-EX-ZZ-D-L-0031 - P07	Tree Retention and Removal Plan - FS1013-ALA-EX-ZZ-D-L-0031 - P08
Fencing General Arrangement - FS1013-ALA-EX-ZZ-D-L-0012 S2 P07	Fencing General Arrangement - FS1013-ALA-EX-ZZ-D-L-0012 - P09	Fencing General Arrangement - FS1013-ALA-EX-ZZ-D-L-0012 - P11
Access Strategy – Parking Strategy - FS1013-ALA-EX-ZZ-D-L-0026 S2 P06	Access Strategy - Parking Strategy - FS1013-ALA-EX-ZZ-D-L-0026 - P07	Access Strategy - Parking Strategy - FS1013-ALA-EX-ZZ-D-L-0026 - P08
Levels Plan – Overview – FS1013-ALA-EX-ZZ-D-L-0013 S2 - P06	N/A	Levels Plan – Overview – FS1013-ALA-EX-ZZ-D-L-0013 S2 - P08
FS1013-REN-EX-00-D-C-5201-P04 – Proposed Drainage Areas Plan*	N/A	FS1013-REN-EX-00-D-C-5201-P06 – Proposed Drainage Areas Plan
FS1013-REN-EX-00-D-C-5210-P05 – Below Ground Drainage Plan*	N/A	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-2020-P03 – Below Ground Drainage Manhole Schedule*	N/A	Not considered to be required in updated information.
FS1013-REN-EX-XX-D-C-5303-P02 – Below Ground Drainage Details Sheet 3*	N/A	FS1013-REN-EX-XX-D-C-5303-C01 – Below Ground Drainage Details Sheet 3
FS1013-REN-EX-XX-D-C-5304-P02 – Below Ground Drainage Details Sheet 4*	N/A	FS1013-REN-EX-XX-D-C-5304-C02 – Below Ground Drainage Details Sheet 4
FS1013-REN-EX-XX-D-C-5305-P02 – Below Ground Drainage Details Sheet 5*	N/A	FS1013-REN-EX-XX-D-C-5305-C02 – Below Ground Drainage Details Sheet 5*
		Additional Drawings Now Submitted
N/A	N/A	Typical PV Canopy Details – FS1013-ALA-EX-ZZ-D-L-1018 Rev P01
N/A	N/A	Typical Canopy Details FS1013-ALA-EX-ZZ-D-L-1017 Rev C01
N/A	N/A	Drainage Strategy Technical Note (Renaissance) – FS1013-REN-XX-XX-T-C-0162 Rev P01

*Previously discharged under condition 9 of permission reference 70071.

The proposed amendments are highlighted on the updated 'Whole Site Plan' provided for ease of reference.

The updated drawings submitted with the application detail the amendments being sought. The proposed amendments are set out below.

Foul Drainage Amendments

A proposed amendment to the foul drainage strategy is proposed. Rather than foul drainage from the site discharging via a connection to an existing combined sewer under the site, a revised point of connection is proposed to connect into the existing sewer network at a manhole location on the opposite side of the Metrolink line to the east. The proposed connection would

be established by using guided auger boring under the Metrolink track to lay a new pipe connection, as shown on the provided drainage layout drawings. The proposed revised strategy would avoid the need for a new rising main and pumping house to be constructed.

A Drainage Technical Note is provided which explains in further detail the proposed changes and rationale.

United Utilities have already secured Section 106 Part 1 approval for this revised foul drainage strategy. The Part 1 approval notice is provided at Appendix A as evidence.

Transport For Greater Manchester (TfGM), on behalf of Metrolink, have also been liaised with as to the design change. TfGM are similarly agreeable to the new connection being established.

Surface Water Drainage

The surface water drainage strategy remains fundamentally unchanged in term of its principles. Minor adjustments are proposed to the drainage channel positions, to better facilitate the construction programme on site, whilst the school remains operational.

The dry attenuation basin previously incorporated into the design is no longer required and has therefore been omitted from the scheme design. Attenuation measures remain part of the design underneath the car park and sports pitches, providing SuDs features.

The surface water discharge rate remains unchanged from that previously agreed with the Lead Local Flood Authority.

The Drainage Technical Note further explains the revisions made to surface water drainage strategy design.

Landscape

The amended plans denote the locations for additional canopies to be provided within the school's outdoor social spaces. Unlike the previous design, two canopies are now shown in the external hard-surfaced informal play area to the east of the school building. A single canopy was previously shown. This design change is driven by the need to increase the extent of photovoltaic (PV) surfaces within the scheme in order to achieve the Department for Education's requirement for all their new school building to perform at net zero carbon when in operation. The canopy spaces will also function as covered outdoor dining spaces.

An additional small canopy is also proposed within the SEN garden, to provide a covered outdoor space for users of this space.

Drawing details of both the canopies are provided, (FS1013-ALA-EX-ZZ-D-L-1018 Rev P01 and FS1013-ALA-EX-ZZ-D-L-1017 Rev C01).

Drawing reference FS1013-ALA-EX-ZZ-D-L-0001 Rev P18 provides details on the amendments to the landscape elements. A star shaped seating area in the main playground has been removed in favour of individual seats, with the tree previously incorporated within the star seating area relocated to the north and provided within the soft landscaping. A rail fencing with a gate has now been installed to the north of the playground.

The landscaping features that formed part of the detention basin has been revised. This will now include a mound feature with the retention of new tree planting, providing a woodland planting

area. The number of proposed trees to be planted in this area and across the entirety of the development is unchanged.

Drawing reference FS1013-ALA-EX-ZZ-D-L-0004 includes cobble rumble strips incorporated in favour of sleeping policemen on the main vehicular access approach road as a speed calming measure. A further landscaping change is for permeable block paving for the parking bays being updated to permeable macadam.

Gas bottle store

A gas bottle store has now been included in order to facilitate science curriculum requirements. This is located directly to the north of the car park.

Brick elevations

Sections of feature relief brick detailing previously shown have been omitted at ground floor level on the eastern elevation of the new school building. Following further consideration, this brick detailing feature has been considered to present a climbing risk for students. In order to retain visual interest on this elevation, the feature relief brickwork has been retained at first and second floor levels, with an alternative red brick used at ground floor level.

Summary

The changes proposed as part of this minor-material amendment application are considered to be relatively minor in nature and not fundamental to the previous award of planning permission.

The amendments do not change the scale or massing of the school building. The proposed amendments will similarly not materially impact upon any neighbouring properties or the Metrolink tramline to the east. It is therefore considered appropriate that the changes outlined can appropriately be considered as minor-material in the context of the planning permission for the site.

I trust that the above information is sufficient to validate and determine the application. Should you have any queries in the meantime, please do not hesitate to contact me.

Yours faithfully,

Peter Campbell

Associate Director - Planning (MRTPI)

Tetra Tech

APPENDIX A – United Utilities Correspondence, Section 106 Part 1 Approval.

S106 Part 1 ‘Application to connect to a public sewer’ Approval Notice



United Utilities Reference Number:		07907776					
Applicant details							
Applicant name		Henry Wilkinson					
Applicant address (including postcode)		Renaissance Associates LTD 2nd Floor Tribeca House, 21-27 Dale Street, Manchester M1 1EY					
Applicant email		henrywilkinson@renaissance-ltd.com					
Site details: The site / property which is proposed for connection to the public sewer							
Site address (including postcode)		Black Lane Radcliffe Bury, Greater Manchester, M26 2SZ					
APPROVED							
Your application for connection to the public sewer has been approved, to be made via a new connection:							
To a private drain		☐	You may appoint your contractor and advise your appointed building control body (who should inspect the work). United Utilities should be advised when this work is complete.				
Direct to the public sewer		☒	Further action required. You may now appoint an appropriately qualified contractor. Your appointed contractor is responsible for obtaining authorisation to work on a public sewer. (The S106 Part 2 application form ‘Request for permission to work on a public sewer’ is available on our website; Sewer connections - United Utilities).				
Mode of connection approved		New manhole					
Sewer connection type		Foul	☒	Surface water	☐	Combined	☐
This approval is valid for 12 months from the date below. This approval does not grant access to third party land, permission should be sought if required between applicant and landowner. If the new connection renders access unsafe or is otherwise detrimental to the manhole or sewer, a new/upgraded manhole will be requested.							
Comments							
Approval granted for a 150mm foul connection via the construction of a new manhole (replacing UU manhole 8605) on the 225mm combined sewer to the east. The new manhole must be constructed in line with Water UK Sewerage Sector Guidance Appendix C with the appropriate openings, ring size, benching/pipe configuration, channels and landing. Please ensure a plan of your proposals is submitted with your contractor’s Part 2 application. For low-lying sites, (where the ground level of the site or the level of a basement is below the ground level at the point where the drainage connects to the public sewer), care should be taken to ensure that the property is not at increased risk of flooding. If these circumstances exist it could affect the detailed design of your site and result in the need to incorporate appropriate mitigating measures in your drainage scheme. Please note, if you are proposing to connect to an existing, unchartered drain or sewer then it is the developer’s responsibility to confirm that it communicates with the Public Sewer Connections may be made to private lateral drains or to existing neighbouring drain. A part 1 approval does not give permission to access third party land. The applicant must seek permission from the relevant landowner.							

