



MM2407
Proposed School, Whitefield Centre, Bury

Planning Statement

REV B

November 2024

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1.0 Introduction

Bury Council has identified the requirement to temporarily relocate the Whitefield Centre Radcliffe, Bury to accommodate increased student enrollment and the relocation of vocational teaching facilities from the Spring Lane site. This necessity arises due to the loss of accommodation during redevelopment and the closure of the Milltown House site. The temporary structures shall be in use for four years, to provide classrooms, office spaces, and support rooms for 50 pupils and up to 15 staff members, ensuring continuity of education as a temporary measure before a new site and building is identified and constructed. The site, located between Whittaker Street and Parsonage Street in Radcliffe, previously housed a two-story red-brick building, formerly used as a school and later as office space. The site includes an existing car park accommodating up to 56 vehicles. The area is predominantly residential, with the school intended to serve as an integral community facility. Access to the site will utilise the existing vehicular and pedestrian routes along Whittaker Street, with parking and material deliveries carefully managed to minimise disruption.

This planning statement seeks to provide an overall summary of the existing site and surroundings; the relevant planning history of the site, and to provide justification for the proposed works, in the context of the local surroundings and the required information highlighted within the local validation checklist, in order to support Bury Council in the determination of this proposal and demonstrate that the proposed works comply with the policies of relevance within the Development Plan.

This statement, which should be read in conjunction with the supporting information submitted with the application, aims to give an appraisal of the planning issues and merits in context with planning and other policies, guidance and material considerations.



Location Plan



2.0 The Site + it's Surroundings

The site is located in Radcliffe to the Southwest of Bury, and is sandwiched between Parsonage St and Whitaker Street.

The site was once used for a school building with associated circa 50no. parking spaces and playground before changing to offices. It has since been cleared and is a vacant, unused, graveled area within a dense residential neighbourhood. The proposal has the potential to introduce more greenery to the site, enhancing the vicinity and improving the view from the surrounding houses.

The surrounding land use is primarily residential with offers a range of community facilities, schools, green spaces, and shops. with Radcliffe Library nd Leisure Centre nearby along with Radcliffe Tower Heritage Park and Coronation Park which features walking trails and historical interest, and provides open green spaces, a playground, and community gathering areas.

Radcliffe Town Centre is home to a variety of shops, including supermarkets, cafes, and local businesses, making it a hub for daily needs.

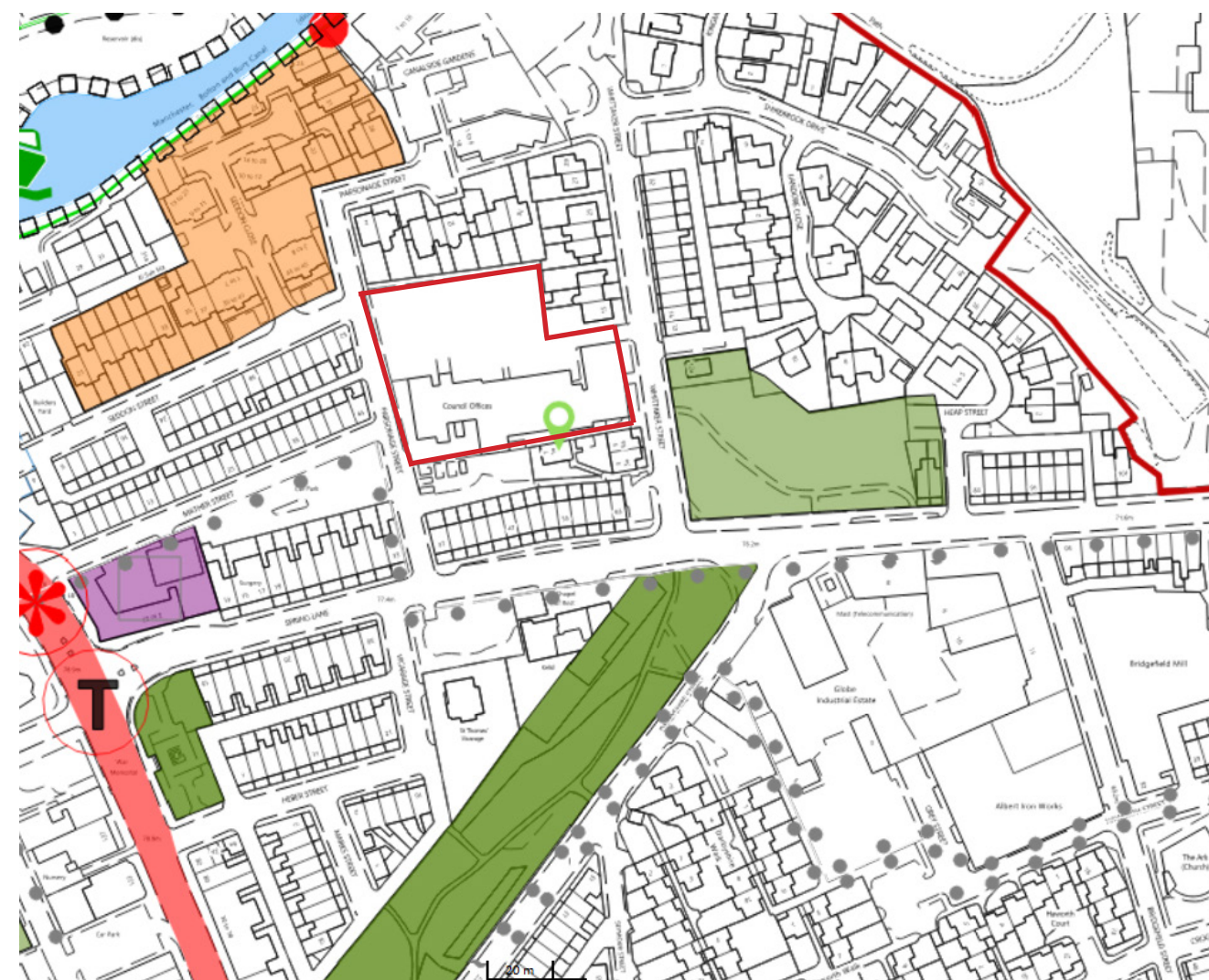
The local area is well serviced by bus routes along he nearest stop to Whittaker Street at Radcliffe War Memorial is 275 metres away, approximately a 4 min walk. Whitefield (Manchester Metrolink is 1286 meters away, a 17 min walk.

The existing car park immediately adjacent to the site along Parsonage St provides parking spaces for approximately 30 vehicles, with available on-street parking available within the surrounding area.

The site is not located in a Conservation Area or within a designated Flood Zone.

Other relevant polices considered as part of this application are listed as follows:

EN1/2 Townscape and Built Design
 EN1/3 Landscaping Provision
 EN1/5 Crime Prevention
 EN5/1 New Development and Flood Risk
 EN6 Conservation of the Natural Environment
 EN6/3 Features of Ecological Value
 EN7 Pollution Control
 EN7/1 Atmospheric Pollution
 EN7/2 Noise Pollution
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 EN8 Woodland and Trees
 EN8/2 Woodland and Tree Planting
 EN9 Landscape
 HT4 New Development
 HT5 Accessibility For Those With Special Needs
 HT5/1 Access For Those with Special Needs
 HT6 Pedestrians and Cyclists
 HT6/1 Pedestrian and Cyclist Movement
 HT6/2 Pedestrian/Vehicular Conflict
 CF1 Proposals for New and Improved Community Facilities
 CF1/1 Location of New Community Facilities
 CF2 Education Land and Buildings
 SPD3 DC Policy Guidance Note 3: Planning Out Crime
 SPD11 Parking Standards in Bury
 SPD12 Travel Plans in Bury
 HT2 Highway Network



The policies map highlights the following policies that are pertinent to the site as: OL1, policy code H5/1/2 Radcliffe Renewal Area RT1/1 and S1/4.



3.0 Planning History

The planning history of the site has been researched and a summary of the relevant applications are provided below:

Application Number: 70090
Proposal: Prior approval for proposed demolition of existing building
Granted: 16 February 2024

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4.0 The Proposal

Background

In December 2023 cabinet approved the relocation of Spring Lane School to the New Kershaw Centre (NKC). This was to enable the construction of the new secondary school to proceed, to be sited on land off Spring Lane, Radcliffe.

The relocation of Spring Lane School to New Kershaw Centre (phase 1) was required before the 1st March 2024 in order to provide DfE with vacant possession of the site. This date was achieved with the PRU relocating at the end of February 2024.

The move away from the Spring Lane site resulted in a loss of accommodation across the whole of the PRU's existing estate. The loss of accommodation was exacerbated by the Milltown House site closure due to its poor condition.

Despite the works carried out in phase 1 to relocate the school from Spring Lane to the New Kershaw Centre there still remained a shortfall of teaching facilities, particularly in respect to the delivery of vocational subjects, sports and science. The reprovision of the lost facilities could not be delivered within phase 1 of the works, due to the extremely tight programme.

The local authority has worked with the leadership team of Spring Lane school, and the Oak Leaning Partnership which is the proposed sponsor of Spring Lane School, to determine the immediate requirements for accommodation, but also to develop a longer-term estate strategy recognising the changing demands on provision, and the existing fragmented nature of the PRU estate, operating out of four buildings.

Phase 2 Works

Phase 2 is now required to re-provide classroom accommodation at the New Kershaw Centre, and vocational accommodation at the Whitefield Centre following the relocation from Spring Lane. Together with additional accommodation for an expected increase in intake of pupils from September 2024, due to the demand for places.

Phase 2 is necessary, as facilities that were available in the Spring Lane building could not be replicated in any of the school's four existing buildings, due to site constraints.

The Phase 2 works which are the subject of this report are for the re-provision of lost vocational teaching spaces as a result of the relocation from the Spring Lane site. Initially, the focus was on the possible internal reconfiguration of the PRU's existing building in Whitefield (Whitefield Centre). However, restrictions in available space and time constraints, requiring the accommodation to be available from the autumn term or as early as possible to deliver.

The provision of temporary modular accommodation for the whole school positioned at Whittaker Street in Radcliffe was found to be the most appropriate option which could deliver the accommodation that the school requires within the required timescales and the land is available for temporary use following the demolition of the existing council building.

The relocation of the Pupil Referral Unit is not subject to any statutory change as would be required by School Organisation Regulations, and as such does not require formal consultation in respect of its change of location. However, it is proposed that informal consultation take place with key stakeholders including pupils and their families.

Existing and Proposed Site

Existing Site - Whitefield Centre, Albert Road, Whitefield

The existing site is a single storey, 1970's style prefabricated primary school building with, with flat roof, fully glazed/ panelled façade, attached sport hall and car parking. This building was converted in the past into a pupil referral unit, which currently accommodates approximately 42 pupils (to be increased to 50 pupils from September 2024). The building fabric and services are in reasonable condition for its age, although internal arrangement is not currently fit for purpose and requires substantial reconfiguration to improve facilities for the pupils and staff.

There is currently very little space within the existing site boundary to further extend building or has space to site temporary modular accommodation, whilst any reconfiguration works was to be undertaken. Therefore, any works would substantially disrupt the school operation.

Proposed Site – vacant Bury Council Site, Whittaker Street, Radcliffe

The proposed site is on the land which has an old red brick, three storey, vacant council building/ old school, with large existing car park/ playground, which temporary modular accommodation could be installed for the Whitefield Centre whilst a long term solution for the school is developed. This would not have any impact on the running of the existing school whilst this installation is undertaken.



4.0 The Proposal

Consultations

Prior to progressing with the proposal the Bury team held an informal engagement session with all the local Radcliffe Councillors at the town hall on 9th July 2024. During this session we presented the general arrangement and site plans to the group. Comments were raised about why this site was chosen above other sites.

It was expressed by the Bury team that this was a temporary solution, that site became available after the demolition of the existing building and was identified for sale but was delayed for this project. The project had to be developed at speed to meet the school accommodation and curriculum needs. A question was also raised about the use of Whittaker Street as the main entrance rather than Parsonage Street, with a response provided and accepted of simply replicating the entrance used by the demolished building rather than move the entrance and upset the local residents. A feasibility study was carried out to look at an alternative design with the entrance on Parsonage Street, however this would have resulted in the playground sited on the Whittaker Street boundary, a more detrimental proposal to the local residents, in relation to noise. For this reason this option was discounted.

The councillors also asked if we could help improve the access for the rear of the houses that boundary the north of the site to help minimise the potential visual and noise impact of them. This has been incorporated within design, with the proposed works to include the resurface of footpath/alleyway to the rear of houses on Parsonage St which overlook the site, and will be forming a temporary access/alleyway for residents on Whittaker Street which overlook the site. On both boundaries our proposal intends to provide screening via solid hoarding and planted areas to minimise views into and from the site and minimise any potential noise transfer.

Day to Day Operation

It is proposed that the Whitefield Centre would utilise the site for a maximum period 4 years whilst a permanent facility is constructed. After which, the site shall be returned to its current state and sold for future re-development as part of Bury Councils land disposal programme. This flexible and collaborative approach has a number of key benefits. To ensure value for money and long-term benefits for the community, The Bury team and the Director of Education for the centre have reached agreement on how the building will be operated and occupied:

- *Drop off and pick up arrangements, timings, transportation, check pupil (off the street) etc.?*
School starts at 9:00am and finished at 3.15pm. Students are met at the front entrance gates by teaching staff and escorted into the school. Most students independently travel, some are dropped off in cars/taxis. and the school minibus, which is parked at the school during the school day.
- *School holidays/ term times?*
In line with Bury school holiday pattern - we reserve the right to hold holiday clubs in line with any other school in Bury.
- *Are all the pupils (estimate 45-50) in the school at the same time or are they staggered?*
There will be approx. 25-30 students at any one time - some in the morning and some in the afternoon.
- *Any activities they would undertake outside of the classroom?*
Land based studies/horticulture and sport and leisure activities
- *Anything to consider outside the normal classroom day?*
Any school holds after school clubs, evenings for parents, staff meetings etc.
- *Describe what takes place in the 'calming areas', how often and how many pupils will be using these in any given day?*
The school provides for young people who struggle within mainstream education and need closer support at school. Outside areas will be used to regulate students emotions when they are struggling with lessons. This will be as and when needed and can not be predicted or rationed. So between the hours of 9am and 3.15pm, at any time there may be distressed young people accessing the outside areas.
- *Shall 21 car parking spaces be enough for all staff and visitors?*
Yes, there will be 15 regular staff on site each day, with each provided with car space within the car park, this leaves 6 spaces for visitors of which is mostly limited to additional staff visiting from other sites with the occasional parent visit. There is also a flexible space for the minibus and infrequent deliveries to stop.
- *Traffic movements, will staff likely be coming and going throughout the day or will this just be visitors?*
Most staff will remain on site for the full school day, however there are a small amounts of teacher who move between other school sites. Visitors would consist of visiting staff and parents as requested to meet with the school. The only deliveries likely will be food deliveries, which will be infrequent and would normally occur on a fortnightly basis for a period of 10 to 15 minutes at a time by a local supermarket, dropped off in the main car park using the flexible space provided. The deliveries vans generally consists of a 3.5-tonne medium wheelbase, front-wheel-drive, Mercedes-Benz Sprinter box van.
- *Will access to the outside covered area be limited to certain times and numbers of pupils?*
This will be used between 9am - 3.15pm. It will also be used for break times and lunch times as well as an area for students take time out. This space will be utilised infrequently throughout the day and be accessible to all students attending the provision.
- *Description of the types of pupils who will use the facility and what the PRU offers them?*
The students attending the PRU are young people who have been permanently excluded from a secondary main stream school and/or have special educational needs relating to their social, emotional and mental health. The work of the PRU provides young people positive



4.0 The Proposal

It is in the applicant's priority and interests to ensure that the demands and needs of the school provision is provided. The proposed works have been carefully designed to ensure that the proposed building would be able to flexibly operate with sustainability and the security of pupils leading the design. The proposed works would include security gates, fences and access control to ensure that the school maintains a high level of safeguarding. The play areas would be fenced off so that each hub of the building is sufficiently separated at break times and lunchtimes.

Siting and Development

The vast majority of the teaching and learning spaces are provided within the building footprint. The temporary buildings will have minimal impact on the surrounding neighborhood. They are set back from the main roads and positioned to reduce visual impact on nearby residences. The design will ensure that the structures do not overlook or overshadow adjacent properties. Existing boundary walls and mature landscaping shall be retained throughout. A separate temporary access-way shall be constructed to the rear of the dwellings to the NE of the site along Whittaker Road to allow for bin access from these properties without the necessity of accessing the site. Additional landscaping has been proposed between the residential properties to the north and north west of the site acting as a further buffer to mitigate noise and screening potential overlooking into properties. Additionally, noise and disruption during construction will be kept to a minimum, with careful management of site activities, and will be completed within a short time frame.

Scale and Massing

The scale and height of the new proposed works have been carefully designed having regard to nearby neighbours. The proposed works are single storey, no higher than the ridges of the existing building and would have no effects on the views of nearby residents.

Materials and Detail

The existing site consist of approxiamtely 60% existing tarmac playground hardstanding surface and 40% compacted crushed material left level following and existing building demolition. The modular buildings are pre-fabricated off site, constructed using a combination of steel structure and aluminum frame forming a modern structures designed to blend with the surrounding environment. They will be placed centrally within the site utilising the existing tarmac hardstanding playground surface, sat on steel spreader plates to minimise the impact on the existing surface. The site will require a new 2.4m high boundary green mesh fencing throughout for site security and positioned to ensure minimal visual impact on the surrounding residential area. The remaining areas of the site containing crushed material will be overlayed with tarmac to provide a smooth level surface providing ease of access across the whole site.

The buildings will be low in scale with a centralised courtyard and covered external spaces. Although these are temporary structures, they will be safe, functional, and accessible for all users.

Character

The proposed development is in keeping with the local townscape and it is suggested would have no impact upon the character and appearance of the local area.

Landscape and Play Areas

The proposed works include external areas which would be landscaped. The works would also include a dedicated and secure external playground for the students. Fence height has been increased adjacent to boundaries to ensure no nuisance of balls etc leaving the site curtilage.

Vehicle Access and Movement

Access to the temporary buildings will be through the existing school entrances for vehicles and new pedestrian (replacing the existing vehicle entrance) via Whittaker Street. Traffic during the delivery and construction phases will be carefully managed to avoid disruption during peak traffic hours and minimise any impact on local residents.

No significant increase in long-term traffic is expected as the number of staff and students will not substantially change. Parking provisions will remain in line with current arrangements which includes an accessible parking bay. bicycle parking is also facilitated to encourage green modes of transport.

Pedestrian Access and Movement

A new pedestrian Access will be provided of Whittaker Street along with security gates at the boundary with the pavement. The existing Vehicle access will be replaced with a new Footpath across the opening providing safe access for pedestrians.



4.0 Planning Policy Frameworks

Development Plan

In accordance with S.38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, this application should be determined in accordance with the relevant Development Plan policies unless material considerations indicate otherwise. For the purposes of this determination, the Development Plan of relevance comprises of the Bury Unitary Development Plan (1997).

Bury Unitary Development Plan

The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and its policies and proposals currently form the basis for the Council's decisions on planning applications.

The Bury UDP sets out the Council's objectives for community facilities. The UDP identifies that Community facilities make an important contribution to the quality of life offered by the Borough. Therefore, protecting, improving and making provision for new community facilities will help to maintain and improve the quality of life enjoyed by the Borough's residents. The objectives identified in the UDP are to:

- Generally giving favourable consideration to proposals for new and improved community facilities, where these do not conflict with residential amenity or the local environment.
- The identification of sites for particular community facilities.

Policy CF1/1 Location of New Community Facilities will be considered with regards to impact on residential amenity and local environment, traffic generation and parking provision and scale and size of the development.

Policy EC1 Employment Land Provision states that the Council will ensure a comprehensive range of employment sites is identified to meet the future needs of manufacturing and service employers.

Policy EN1 Built Environment outlines that the Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.

Supplementary Planning Documents

Bury Council has several Supplementary Planning Guidance Documents (SPGs), the SPGs relevant to this application are highlighted below.

Planning Out Crime in New Development

The planning out crime in new development SPG was adopted in June 2001 and gives advice to all those involved in the planning process, including developers, architects and builders on measures which can be incorporated into the design of new developments to reduce the fear of crime and lessen future opportunities for crime in Bury.

Design and Layout of New Development in Bury

The Design and Layout of New Development in Bury SPG was adopted in October 2008 and is designed as a manual to inform those with an interest in the development process and is taken into account by the Council when considering planning proposals. It sets out a series of principles for good design and a process through which this can be achieved, namely those pertaining to commercial development. This SPG provides design guidance for all types of development across the Borough's urban and rural settlements. This includes the extension and refurbishment of existing buildings. The SPG also provides advice on the design quality of soft and hard landscaped areas and all aspects of support infrastructure such as roads, footways, parking and amenity spaces.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in 2012 and revised in July 2021. The aim of the NPPF is to ensure there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure development is brought forward. The NPPF is a material consideration in planning decisions as outlined in Paragraph 2 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Sustainable development is broadly defined in Paragraph 8 of the NPPF as having three overarching objectives:

- a) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;
- and



c) An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF.

For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:
 1. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole;
 2. Specific policies in the framework indicate development should be restricted.

Paragraph 20 outlines that strategic policies should set out an overall strategy for the pattern, scale and quality of development and make sufficient provision for community facilities, such as health, education and cultural infrastructure.

Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way and should work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area.

Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 54 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

Paragraph 95 states that: It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Planning Policy Context

The proposed installation of temporary modular buildings at Whittaker Street, Bury, is consistent with both the Places for Everyone (PFE) framework and the relevant policies of Bury's Unitary Development Plan (UDP). The proposal has been carefully considered in light of these planning frameworks, ensuring it contributes positively to local development objectives while addressing the urgent need for additional educational facilities at Whitefield Centre.

Places for Everyone (PFE)

The Places for Everyone joint development plan prioritises sustainable growth and the delivery of essential services, including education, in response to growing community needs. This proposal supports these strategic objectives in several ways:

Addressing Local Educational Demand: The temporary classrooms and facilities directly address the pressing need for additional educational capacity to accommodate increasing student numbers. This aligns with the council's goal of ensuring adequate infrastructure is in place to meet the demands of a growing population, particularly in the context of public services such as education.

Temporary Nature and Future Development: The installation of temporary modular buildings is a pragmatic response to the immediate need for space while aligning with long-term development plans. The four-year timescale for the temporary buildings ensures they will serve as an interim solution without impeding future development or land use plans for the site. The planned construction of a permanent structure during this period also demonstrates a commitment to sustainable, forward-thinking planning, aligning with the strategic goals of the PFE for accommodating growth in a phased and responsible manner.



Minimising Long-Term Impact: Since the temporary structures will only be in place for a limited time, they will not result in long-term impacts on the landscape or local land use. This is consistent with PFE's focus on ensuring that short-term developments do not conflict with broader, long-term land use and infrastructure strategies.

Unitary Development Plan (UDP)

The proposal also adheres to the policies outlined in Bury's Unitary Development Plan (UDP), particularly those related to land use, design, and the management of temporary structures. Several key UDP principles are addressed by this proposal:

Land Use: The proposal fits within the existing land use designation for the area, ensuring that educational facilities are provided where they are needed most. The location of the temporary structures has been carefully selected to ensure compatibility with the surrounding land uses and to minimise any disruption to the neighbouring community, located on an already established educational use site.

Design Considerations: The modular buildings have been designed with sensitivity to the local environment. While the structures are temporary, their scale, massing, and appearance have been chosen to blend in as much as possible with the surrounding context. Although the buildings are utilitarian in nature, efforts have been made to ensure they are visually unobtrusive and harmonious with the existing school facilities and adjacent properties.

Traffic and Access: The proposed development takes advantage of the existing access route along Whittaker Street, which has been established for school use. This minimises any additional strain on local traffic or the need for new infrastructure. The temporary buildings will not create significant new traffic demand, and any minor increase will be managed within the current transport infrastructure, ensuring safety and convenience for both the school and the surrounding community.

Minimising Community Disruption: The proposal recognises the importance of minimising disruption to the local community during the installation and use of the temporary buildings. Care has been taken to ensure that construction will be conducted with minimal noise, dust, or other disturbances and with a short on-site construction period. The structures themselves will be placed in such a way as to reduce any potential impact on the surrounding neighbourhood and connect into existing drainage infrastructure, therefore minimising the amount of excavation and removals from site.

Temporary Structures: Bury's UDP acknowledges that there are occasions where temporary structures may be necessary to address short-term needs. This proposal fully complies with UDP policies regarding the use of temporary buildings, ensuring that they are appropriately scaled, located, and removed once they are no longer required. The four-year limit on their use further demonstrates that these buildings are a temporary solution, supporting the broader planning goals for the area.

In summary, the proposed development is fully aligned with both the Places for Everyone and Unitary Development Plan frameworks for Bury. The installation of temporary modular buildings at Whittaker Street is a necessary and carefully considered response to increased educational demand, with a commitment to ensuring that the site can continue to serve the needs of the community while planning for long-term, sustainable development.



6.0 Scheme Assessment

The following section will consider the compliance of the proposal with the Development Plan policies and material considerations for new build temporary modular buildings for educational use (Class F.1) comprising of classrooms, WC's, store, ancillary offices, provision of additional car and cycle parking areas, playground, landscaping, external works and servicing. It provides an analysis of the main planning matters related to the principle of the proposed development and a more detailed, policy-orientated assessment of matters examined in greater technical depth in other submission documents.

PRINCIPLE OF PROPOSED DEVELOPMENT

At Paragraph 7, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 further states that, at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

At Paragraph 11, the NPPF sets out a presumption in favour of sustainable development, which requires decision makers to approve applications that accord with the Development Plan without delay.

The Bury Council Supplementary Planning Document, SPD 16 sets out the spatial principles which are to guide the strategic Development of Bury. It is considered that the proposed works are wholly compliant with Policy SPD 16 in that they make a positive contribution to the neighbourhood and surrounding area as the development has been designed sensitively to enhance the character and appearance of the surrounding area. Additionally, the proposed development would maintain access to jobs, services and most importantly, education.

The proposed development would contribute to the provision of SEND school places in the local neighbourhood and surrounding area, in addition to this, the works would also contribute to employment and economic growth, in terms of job retention and creation and provision of generating an educational use.

The detailed design proposals are principally set out in the suite of proposed plans and drawings. The design matters of the proposed works are considered in the context of the Unitary Development Plan policy EN1. The scheme has been designed sensitively to fit in with the local area and in-keeping with the architecture of the original building, the scheme represents good design which seeks to enhance the overall image of the site.

ACOUSTIC (NOISE) ASSESSMENT

This noise survey has been conducted to assess the potential noise impacts associated with the proposed installation of temporary modular buildings at Whitefield Centre on Whittaker Street, Bury. The focus of this survey includes noise generated both externally (e.g., traffic or environmental noise) and internally (e.g., from the use of de-escalation areas within classrooms and mechanical ventilation systems).

The aim of this survey is to ensure that the operation of the temporary buildings does not negatively impact the learning environment within the school or disturb the surrounding community.

The impacts of noise from the proposed works have been assessed, by an acoustic consultant, and submitted as part of the application, which concludes that noise should not present a constraint to the granting of planning permission for the development of the site, subject to a suitable worded planning condition.

Purpose of De-Escalation Areas

De-escalation areas are specialised spaces within classrooms designed to help students calm down in a safe and quiet environment. These areas are typically used for children who may be experiencing heightened emotional states, such as stress, anxiety, or frustration, and require a peaceful space to regain control.

- **Noise Considerations:** The design of these de-escalation areas is critical for minimising noise within the classroom. Materials such as soft flooring, acoustic wall panels, and sound-dampening features will be incorporated to reduce noise transmission, ensuring that these spaces remain quiet and free from distractions.
- **Internal Noise Levels:** We expect noise levels in the de-escalation areas to be low, typically around 30-35 dB(A), which is within the acceptable range for quiet spaces in a school setting. These areas will be positioned away from main teaching zones to further ensure a calm environment.



Mechanical Ventilation System

The temporary modular buildings will be equipped with mechanical ventilation systems to ensure adequate air circulation and maintain a healthy indoor environment. Since the buildings are temporary, the ventilation systems are designed to operate efficiently with minimal noise output.

- **Noise Levels of Ventilation Systems:** The ventilation units selected for these buildings are designed to operate quietly, with sound levels ranging between 25-35 dB(A). This is comparable to the ambient noise in a quiet room and should not interfere with teaching activities or cause any disturbance to the surrounding area.
- **Ventilation Operation:** These systems will be operational during school hours, ensuring that air quality within the classrooms is maintained at a high standard, especially in rooms that may not have access to natural ventilation (windows). The mechanical systems will operate with speed control to keep noise at a minimum, especially during quiet times such as exams or when the de-escalation areas are in use.

External Noise Sources

The site is located on Whittaker Street, which is a moderately trafficked residential road. While there is some vehicle movement during peak hours (e.g., morning and afternoon school drop-off/pick-up), the overall noise impact from traffic is considered low.

- **Impact of Temporary Buildings:** Given that the proposed modular buildings will not generate significant external noise and are set back from the road, there is no expected increase in noise levels that would affect neighboring properties.

Mitigation Measures

To ensure that noise impacts from both internal and external sources are kept to a minimum, the following mitigation measures will be implemented:

- **Sound Insulation:** The modular buildings will be fitted with high-quality insulation materials to reduce noise transmission between classrooms and from external sources such as traffic.
- **De-escalation Areas:** These areas will be fitted with acoustic panels and sound-dampening materials to maintain a calm and quiet environment for students who may need a break from classroom activity.
- **Mechanical Ventilation:** The ventilation system will be designed to operate at low noise levels, ensuring a balance between air quality and sound control.
- **Building Orientation:** The modular buildings will be positioned in a way that reduces their exposure to the road, ensuring that noise from Whittaker Street does not impact the learning environment inside.

The noise survey demonstrates that the installation of temporary modular school buildings at Whittaker Street will not have a significant adverse impact on either the internal learning environment or the surrounding neighborhood. The noise generated by internal activities (including de-escalation areas and ventilation) will be kept to a minimum through thoughtful design and appropriate acoustic materials.

We are confident that the proposed temporary accommodation will operate well within acceptable noise levels, ensuring a conducive learning environment for students and minimal disruption to the surrounding area.

We kindly request that this planning application be approved based on the findings of this noise survey.

ARBORICULTURAL IMPACT ASSESSMENT

An Arboricultural Impact Assessment report is not required due to no trees or vegetation within the site curtilage.

LIGHTING

External luminaires, for security and emergencies, are proposed at each entrance to the building to be controlled by time-clock and photo-cell. An assessment of the polar curve of the light spread indicated no adverse impacts on neighbouring properties.

DRAINAGE DESIGN

A drainage design has been developed for the proposals, taking into consideration the specific site constraints. The existing drainage network has been surveyed to understand the network already in place and this has been modelled with proposals developed. The discharge rate into the existing network is managed by flow control chambers to ensure there is no net increase of additional flow from the development proposals.

A full drainage design including surface and foul drainage and the relevant construction details accompany the planning application.

The development involves placing temporary modular buildings on spreader plates, with no significant excavation or alteration to the existing site drainage patterns. The only ground-breaking activities are shallow trenches required for the installation of essential services (water, electricity, gas, and drainage connections). These activities are limited in scope and depth, ensuring minimal disruption to the current drainage regime. As the modular buildings are temporary and will be in place for a fixed period of 4 years, the existing surface water drainage system is considered sufficient for handling the additional runoff, if any, generated during this temporary period.



Low Risk of Flooding

The site is not located in an area prone to flooding, nor is it identified as being at significant risk of surface water flooding. The temporary modular buildings are elevated slightly on spreader plates, which will ensure that surface water can continue to drain naturally around and underneath the structures.

Given this, the risk of surface water flooding on the site or in the surrounding area remains low throughout the duration of the temporary accommodation.

The temporary nature of the buildings, combined with the limited impact on site drainage, ensures that the current system will continue to operate effectively without any modifications. We respectfully request that the planning application be allowed to proceed without the requirement for a detailed Drainage Plan or SuDS information.

SITE INVESTIGATION AND COAL MINING RISK ASSESSMENT

The accompanying Contaminated Land Report and Coal Mining Risk Assessment (CMRA) provides a detailed appraisal of the expected impact within the proposed development. The CMRA concluded that risks can be mitigated by routine engineering solutions planning permission should not, in the assessors opinion, be withheld with respect to coal mining legacy issues.

Contamination has been identified predominately within the south and southeast of site, with the exception of BH01a, with a high reading of lead within the shallow made ground. The proposed development indicates that the site will be predominately hardstanding throughout, removing any pollutant linkage to onsite receptors.

DIGITAL CONNECTIVITY STATEMENT

As part of our commitment to providing an optimal learning environment, the modular build units being integrated into the previous school and office site will feature robust digital connectivity solutions. The following measures will be implemented to ensure seamless integration with the school's existing infrastructure:

High-Speed Internet Access: The mobile classrooms will be equipped with high-speed internet connections, either via wired Ethernet or secure wireless access points, ensuring that students and staff have reliable access to online resources and digital learning platforms.

Wi-Fi Integration: The classrooms will be connected to the school's existing Wi-Fi network, with additional access points installed as needed to maintain strong signal strength and coverage throughout the mobile units.

Smart Classroom Technology: Each classroom will be outfitted with interactive smart boards, projectors, and other digital tools to enhance the learning experience. These devices will be networked to allow for easy sharing of educational content and real-time collaboration between students and teachers.

Network Security: To protect against unauthorised access, the mobile classrooms will adhere to the school's cybersecurity protocols. This includes the use of firewalls, encrypted connections, and regular updates to security software.

Device Compatibility: The mobile classrooms will support a range of student and teacher devices, including laptops, tablets, and smartphones, allowing for flexibility in teaching methods and learning styles. **Power and Connectivity Resilience:** Backup power solutions will be in place to ensure that digital connectivity is maintained even in the event of power outages, minimising disruptions to learning.

Scalable Infrastructure: The digital connectivity infrastructure will be designed to accommodate future upgrades, ensuring that the mobile classrooms can evolve with technological advancements and increasing digital demands.

This comprehensive digital connectivity plan will enable the mobile classrooms to function as fully integrated extensions of the previous school and office site, ensuring continuity of learning and access to digital resources.

CARBON ENERGY STATEMENT

In alignment with our commitment to sustainability and reducing our carbon footprint, the modular build units integrated into the previous school and office site will incorporate energy-efficient and low-carbon technologies. The following measures will be taken to minimise the environmental impact and promote sustainable energy use:

Energy-Efficient Design: The mobile classrooms will be constructed using materials and designs that enhance energy efficiency, including high-performance insulation, energy-efficient windows, and doors that minimise heat loss and improve thermal performance. The windows themselves are constructed from 80% recycled material whilst the external cladding proposed can be fully recycled at end of use.

Low-Energy Lighting: LED lighting will be used throughout the mobile classrooms, providing energy-efficient, long-lasting illumination with lower power consumption compared to traditional lighting solutions.



Renewable Energy Integration: Where feasible, the mobile classrooms will be equipped with rooftop solar panels to harness renewable energy and reduce reliance on grid electricity. This will contribute to lowering the carbon emissions associated with energy consumption.

Energy Monitoring and Management: Smart energy management systems will be installed to monitor and optimise energy usage in real-time. These systems will help identify and reduce energy waste, ensuring that the classrooms operate as efficiently as possible.

Heating and Cooling Efficiency: The mobile classrooms will utilize energy-efficient HVAC systems, such as heat pumps, that provide heating and cooling with reduced energy consumption. These systems will be programmed to operate only when necessary, further reducing energy use.

Low Carbon Materials: Wherever possible, the construction of the mobile classrooms will incorporate low-carbon materials, such as recycled or sustainably sourced building materials, to reduce the embodied carbon in the project.

Carbon Offset Measures: Any remaining carbon emissions associated with the construction and operation of the mobile classrooms will be offset through certified carbon offset programs, ensuring that the project contributes to the overall reduction of carbon emissions.

Sustainable Site Integration: The mobile classrooms will be designed to blend with the existing school site, minimising the need for extensive site preparation and preserving existing outdoor spaces, which helps maintain local biodiversity and reduces the carbon footprint of the project.

By implementing these carbon energy strategies, the mobile classrooms will support the school's sustainability goals, contributing to a greener, more energy-efficient educational environment while minimising its impact on the planet.

TRANSPORT STATEMENT

This transport statement has been prepared in support of the planning application for the installation of temporary modular school accommodation at Whittaker Street, Bury. The temporary buildings will be in place for a period of 4 years, after which they will be removed.

The purpose of this statement is to assess the potential impact on the local transport network, including highways, parking provision, and site accessibility, ensuring that any disruption to local residents and road users is minimised.

Site Location and Access

The site is located within the grounds of a previous school site, which is situated on Whittaker Street, Radcliffe in Bury. Whittaker Street is a local road with moderate traffic flow and connects to the wider highway network via Spring Lane and then onto the A6053 and A665. The school's primary vehicular and pedestrian access is via Whittaker Street, with pedestrians entering through the original school gates. The original parking provision for the site was circa 56no. spaces.

- **Surrounding Area:** The area surrounding the school is predominantly residential, with a mixture of terraced and semi-detached properties. There are no significant retail or commercial centers nearby that would increase traffic volumes.

There is ample on-street parking and a public car-park immediately adjacent to the site on Parsonage Street that could provide additional parking if required.

- **School Access Points:** The existing main school entrance on Whittaker Street will continue to serve as the primary access for vehicles and pedestrians during the use of the temporary accommodation.

Highways Impact

The introduction of temporary modular buildings is not expected to significantly increase vehicle traffic to or from the site, as the school population shall be at a maximum capacity of 50 pupils. The number of students and staff using the buildings shall be significantly lower than the original school's capacity or subsequent office provision located here, therefore a betterment in terms of traffic use to and from the site.

- **Construction Phase:** During the installation and removal of the modular buildings, construction traffic will be managed carefully. Deliveries of materials and equipment will be scheduled outside of peak traffic drop-off and pick-up times to avoid congestion. This phase is expected to last approximately 12 weeks with minimal disruption to the local highways network.
- **Operational Phase:** Once operational, the modular buildings will be used for classroom, ancillary and associative external play and covered space and no significant increase in vehicle movements is anticipated beyond peak traffic hours.

Parking Provision

The school currently shall provide 27no. parking spaces on-site, which cater to staff and visitors. There are no changes proposed to parking arrangements over the duration of the 4 years as the number of staff and students will not increase as part of this temporary accommodation.

- **Staff Parking:** The on-site parking provision will remain sufficient for staff during the use of the temporary accommodation.
- **Visitor Parking:** Temporary visitors, including construction workers during the installation phase, will be required to park in designated areas within the site, ensuring no impact on street parking for local residents.
- **Student Drop-off/Pick-up:** The arrangement for student drop-off and pick-up shall be within the curtilage of the car-park with bus/bin turning accommodated here, with no significant impact on local traffic expected. Parents are encouraged to use designated areas and adhere to staggered drop-off and pick-up times to reduce congestion.



Visitor and Staff Parking

All staff and visitors will be directed to use the on-site car park, which is expected to comfortably accommodate the required number of vehicles. In the unlikely event of overflow parking being necessary, visitors will be directed to use the existing public car park on Mather Street. Under no circumstances will visitors or staff be permitted to park in a manner that inconveniences local residents or obstructs access.

Delivery Management Plan

The site will experience minimal delivery traffic, ensuring minimal disruption to operations and local residents. Deliveries will typically include:-

- ASDA Deliveries: A single weekly delivery, expected to last no more than 10 minutes, will take place between the hours of 8:00am and 4:00pm.
- Bin Collections: A weekly bin collection service lasting approximately 10 minutes.
- Administrative Deliveries: Occasional small deliveries, such as office supplies (e.g., paper), which will be infrequent and require minimal time on site.

All delivery vehicles will be accommodated on-site, and waiting times will be kept to a minimum. Staff will be briefed to ensure delivery schedules are adhered to and managed efficiently.

This delivery and parking strategy has been designed to minimise the impact on the surrounding area while maintaining efficient operations.

Public Transport Accessibility

The site benefits from good public transport links, with the nearest bus stops located within a 100m walk of the school. These bus routes provide regular services to Bury town center and surrounding areas, offering an alternative to private car use for staff and older students.

Encouraging staff and students to use public transport will continue to be a priority during the operation of the temporary accommodation, helping to minimise the overall traffic impact on local roads.

Pedestrian and Cycle Access

The school is committed to promoting sustainable transport, including walking and cycling. Safe pedestrian access will be maintained through the previous school gates, with the school's existing footpaths remaining open and well-maintained.

- Cycling Facilities: The school shall provide 3no. secure cycle parking spaces. Staff and students will be encouraged to cycle where possible, further reducing the reliance on cars.

The temporary modular buildings will be in place for a fixed period of 4 years. No extension of this period will be sought, and the buildings will be removed from the site at the end of the agreed timeframe. Upon removal, the site will be restored to its original condition, with no permanent impact on the transport or highways infrastructure.

This transport statement demonstrates that the temporary modular school accommodation at Whittaker Street will have minimal impact on the surrounding transport network. The school's current access arrangements, parking provisions, and public transport links are sufficient to accommodate the proposed temporary structures.

Careful management of the construction and operational phases will ensure that any disruption is minimised, and there will be no significant increase in traffic or parking demand as a result of this development.

We respectfully request that planning permission be granted for this temporary accommodation on a fixed-term basis.

Employment Land Report**Introduction and Purpose**

This Employment Land Report is submitted on behalf of Bury County Council in support of a planning application for the installation of temporary modular buildings at Whittaker Street, Bury. This application proposes to place temporary modular classrooms and facilities at the Whitefield Centre to meet increased student demand and replace vocational classrooms lost during the relocation of the PRU from the Springfield Lane site over the next four years. The purpose of this report is to assess the impact on employment land due to the temporary educational use of the site and to outline the future employment potential of the land.

The temporary installation aligns with local and national employment land policies, particularly those supporting mixed-use developments and retaining employment land for future opportunities. Relevant policies encourage flexibility for sites in transition while minimising long-term impacts on employment land supply.



Site Background and Employment Context

The Whittaker Street site has historically been used to provide educational and community services, generating local employment. A previous structure on the site was recently demolished due to its deteriorated condition, resulting in the temporary loss of employment spaces associated with its operations. The proposed modular installation does not represent a permanent conversion, allowing the site to remain flexible for future employment-related uses after the modular units are removed.

Proposed Development

The proposal seeks approval for the temporary installation of modular buildings for educational purposes, to remain on the site for a duration of four years. This period allows time for a permanent educational structure to be constructed off-site. The temporary nature of this proposal ensures that, after this period, the land can revert to open availability for employment or other appropriate development opportunities in line with local policies and economic needs.

Temporary Use: 4-year period to accommodate increased student numbers.

Proposed Structures: Prefabricated modular units with a low environmental footprint and minimal site disturbance.

Employment Impact: Temporary roles will be associated with the installation, management, and teaching functions of the modular units but will not permanently alter the employment capacity of the land.

Employment Land Policy Compliance

Bury Council Employment Land Policies: The proposed temporary use supports Bury's strategy to prioritise sustainable development while retaining employment land flexibility.

National Planning Policy Framework (NPPF): The NPPF allows for temporary developments where they address pressing community needs without compromising long-term employment potential, which aligns with the temporary nature of the proposed modular units.

Employment Potential and Future Uses

Upon removal of the modular structures after the proposed four-year period, the site will be readily available for redevelopment, including potential employment-generating uses. This flexibility allows the council to respond to economic needs and job market demands effectively.

Current Employment Generation: Temporary employment opportunities associated with the installation, maintenance, and operation of the modular units (e.g., teaching, administration, facilities management).

Future Employment Use Potential: After the temporary period, the site can transition seamlessly to employment-oriented development. The preserved integrity of the site's employment designation aligns with Bury Council's long-term economic and employment goals.

The installation of temporary modular classrooms at the Whittaker Street site meets an urgent community need while preserving future employment potential. The temporary nature of this installation ensures that the land's availability for future employment use is retained without compromising current local policy goals for employment land. This report supports Bury County Council's application for temporary use and emphasizes that the site will remain available for future employment-generating development once the temporary classrooms are no longer required.

CRIME IMPACT STATEMENT

This Crime Impact Statement has been prepared on behalf of Bury County Council in support of a planning application for temporary modular buildings on Whittaker Street, Bury. The temporary facilities are replacing the Whitefield Centre, and using to accommodate increase student intake and replace vocational classrooms lost during the relocation of the PRU from the Springfield Lane site. This report assesses potential impacts of the site on crime and community safety, proposing recommendations to minimise any associated risks and ensure positive integration with the surrounding community.

The proposal involves the installation of low-rise, modern modular structures, with secure fencing and controlled access points. The proposed site design, with centralised buildings and covered external spaces, has been planned to minimise its impact on the surrounding community.

Potential Crime Impact on Local Community

The addition of temporary modular buildings for educational use may bring several potential crime and safety concerns, such as unauthorised access, property damage, or noise-related disturbances. However, careful design and management strategies can mitigate these risks effectively.



Trespassing and Unauthorised Access

Potential Issue: The temporary structures could attract unauthorized access, particularly outside of school hours, due to the temporary nature and visibility of the structures.

Mitigation Measures: Installation of 2.4m high boundary paladin fencing will help to secure the site and reduce the likelihood of trespassing.

An inner fenced area, limited windows on external facades, controlled access points, including gates that lock outside of operational hours, will further prevent unauthorised entry.

Vandalism and Property Damage

Potential Issue: Modular buildings can be perceived as more vulnerable to vandalism, especially if not visually integrated with permanent structures. Additionally, the temporary nature of the buildings may signal lower security, attracting antisocial behavior.

Mitigation Measures: Surveillance measures including door mag locks, such as CCTV cameras covering the perimeter and entrance points, will act as a deterrent against vandalism. The proposed landscaping, car-park and playground locations between the site and residential properties will also act as natural barriers and visual buffers, reducing temptation and risk.

Noise and Disturbance

Potential Issue: Increased activity on-site, particularly during peak times, could result in minor disturbances to neighboring residential areas, potentially increasing complaints and attracting attention to the site.

Mitigation Measures: Activity will be managed to minimise noise during construction and operational hours. The buildings are positioned to reduce sound travel to nearby homes, with added landscaping acting as a sound buffer. Site management protocols will also address and respond promptly to any disturbance concerns. Children moving around the building externally are to be supervised by the teachers at all times.

Design and Operational Measures for Crime Prevention

The temporary modular buildings have been designed with security and community impact in mind. The following measures are integral to ensuring a safe environment for both the site and the local community:

Controlled Access: Access to the site will be limited to one designated entrance along Whittaker St, with access control systems in place to manage pedestrian and vehicle entry.

Natural Surveillance: The positioning of the buildings allows for visibility from within the site to surrounding areas, enhancing natural surveillance and reducing isolated areas where crime could occur.

Community Liaison: Regular communication with local residents, informing them about construction timelines, operational hours, and contact points for concerns, will foster positive relationships and encourage residents to report any unusual activity.

Anticipated Community Impact and Benefits

The installation of temporary modular buildings is anticipated to have a minimal impact on community safety and may contribute positively by creating a managed, actively monitored site rather than leaving the land vacant. The temporary facilities will serve an essential community need, enhancing educational provisions and positively contributing to the local social infrastructure.

The proposed development on Whittaker Street, with the planned security measures and management practices, is expected to have a low impact on crime within the local community. By addressing the outlined potential risks and implementing recommended measures, the development can integrate safely into the neighborhood, supporting a secure and supportive environment for students and residents alike.



7.0 Conclusion

The proposed development comprises of a temporary modular building for educational use (Class F.1) comprising of classrooms, WC's, store, ancillary offices, provision of additional car and cycle parking areas, new playground, landscaping, external works and servicing.

The proposed development would result in the efficient development on a site with established building infrastructure already in place. The proposal offers a unique and sustainable operational model allowing for school expansion. The proposed development is located in a highly sustainable location and would see the site brought back into meaningful use to deliver key places for children attending education in Bury.

The proposed development is in an accessible location as a former school site, with an excellent level of public transport provision within close proximity of the application site.

The application submitted is supported by a suite of technical reports, drawings and documents.

In conclusion, the proposed development is compliant with the relevant policies of the Bury Council development plan and requirements of the NPPF, providing a sustainable, deliverable and high-quality educational facility and ancillary works which would contribute to the strategic delivery of educational places in Bury and would deliver several benefits to the local community bringing a derelict brownfield site back into use.

It is therefore respectfully requested that the application is approved. In the event that Bury Council do not agree with this view, the applicant would seek to engage with the authority to secure a solution, in line with the NPPF.



