

Our Ref: 784-B047825

Planning Portal Ref: PP-12713220

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

9th February 2024

**APPLICATION TO DISCHARGE CONDITIONS OF PERMISSION REF. 70071
STAR RADCLIFFE ACADEMY**

**Site of Radcliffe Leisure Centre, Spring Lane, Radcliffe, Manchester, M26
2SZ**

On behalf of our client Morgan Sindall Construction, working with the Department for Education, we have been instructed to submit an application to discharge planning conditions associated with planning permission 70071 at Star Radcliffe Academy, Spring Lane, Radcliffe. Permission on the site was granted on 22nd November 2023 for the following development description;

"Erection of new secondary school alongside supporting sports facilities, car parking, landscaping, site infrastructure, new access road and associated access infrastructure."

The conditions associated with this permission which are requested to be discharged as part of this application submission are:

- Condition 3: Contaminated Land Preliminary Risk Assessment
- Condition 9: Drainage Strategy Details
- Condition 11: Available Capacity for Surface Water Flows
- Condition 14: Construction Traffic Management Plan
- Condition 21: Tree Protection Measures
- Condition 25: Ecology Reasonable Avoidance Measures
- Condition 26: Invasive Species Management Plan

This application is accompanied with supporting documents and information which are identified in detail further in this letter. The fee in the amount of £209.00 has been paid for via the Planning Portal's online payment system.

The conditions requested to be discharged are detailed below.

Condition 3: Contaminated Land Preliminary Risk Assessment

Condition 3 reads as follows:

"No development shall commence unless and until:-

- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;*
- Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;*
- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.*

Reason - The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment."

The following documentation is provided with this application to discharge condition 3;

- 12470 Remedial Strategy October 2023;
- FS1013-BSL-XX-XX-T-O-1000 REV P04 Phase II Geo-Environmental Assessment Report Jan 24.

The submitted documents consist of a Phase 2 Intrusive Investigation Strategy that has been carried out in accordance with the appropriate code of practice. The phase 2 study investigated specific aims as set out in a phase 1 desk study. Namely risks to human health, risks to controlled water and monitoring of permanent ground gases and vapours. The submission is also accompanied by a remedial strategy, produced in October 2023. The remedial strategy provides details on what will be undertaken on the site and how the measures will be validated.

Condition 9: Drainage Strategy Details

Condition 9 reads as follows:

"Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) *An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- (ii) *A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);*
- (iii) *Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
- (iv) *Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- (v) *Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to the first occupation of the development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.*

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

The following documentation is provided with this application to discharge condition 9;

- FS1013-REN-EX-00-D-C-5201-P04 – Proposed Drainage Areas Plan
- FS1013-REN-EX-00-D-C-5210-P05 – Below Ground Drainage Plan
- FS1013-REN-EX-XX-D-C-2020-P03 – Below Ground Drainage Manhole Schedule
- FS1013-REN-EX-XX-D-C-5303-P02 – Below Ground Drainage Details Sheet 3
- FS1013-REN-EX-XX-D-C-5304-P02 – Below Ground Drainage Details Sheet 4
- FS1013-REN-EX-XX-D-C-5305-P02 – Below Ground Drainage Details Sheet 5

Consideration to the hierarchy of drainage options, as required by National Planning Practice Guidance, including the potential for infiltration was considered within the original '**Outline Drainage Strategy**' report undertaken by Renaissance which accompanied the original planning application (report ref. FS1013-REN-XX-XX-T-C-0161 Rev P02).

Due to the potential contamination risk posed given the presence of made ground on the site, the limited infiltration rates, and elevated ground water levels in some locations, infiltration has been discounted as the primary method of discharging surface water from the site. Localised areas of infiltration are proposed, including a

detention basin. Further SUDS features will be included in the form of areas of permeable paving across the car park.

Opportunity to discharge to a watercourse were also considered. The closest named watercourse is the Manchester, Bolton & Bury Canal which lies to the northwest of the site. The topography of the site is such that the drainage network would be too deep at the point of connection for this to be a suitable discharge point.

Condition 11: Drainage Capacity

Condition 11 reads as follows;

"Development shall not commence until investigations have been completed to confirm the available capacity of the watercourse proposed to receive surface water flows and the appropriate Ordinary Watercourse Consent has been submitted to and approved by the Lead Local Flood Authority."

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

In order to discharge this condition, an application for consent for works affecting an ordinary watercourse was submitted to Bury Council on 8th January 2024. As of the date of this submission, this application is awaiting determination.

Condition 14: Construction Traffic Management Plan

Condition 14 reads as follows:

"Notwithstanding the submitted 'Demolition and Construction Management Plan FS1013 Star Radcliffe Academy' reference FS1013-MSC-XX-XX-T-MC-1100 Rev 01 and dated 11 August 2023, no development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

- Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site;*
- Access route for all demolition/construction vehicles to the site from the Key Route Network;*
- Access point/arrangements for demolition/construction traffic from Spring Lane, taking into consideration the need to maintain safe pedestrian/vehicular access to the adjacent temporary school site, and all temporary works required to facilitate access for demolition/construction vehicles;*

- *If proposed, details of site hoarding/gate positions; The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;*
- *A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Spring Lane;*
- *Confirmation of hours of operation and number of vehicle movements;*
- *Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;*
- *Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles, together with storage on site of demolition/construction materials;*
- *Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations;*
- *Detailed method statements of construction and risk assessments which shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone, boundary and infrastructure.*

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

The detailed method statements of construction and risk assessments for working adjacent to Metrolink shall as a minimum provide for:-

- *The retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational;*
- *Loading and unloading of plant and materials;*
- *Storage of plant and materials used in constructing the development;*
- *Construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);*
- *The erection and maintenance of security hoarding, location to be agreed with Metrolink due to proximity of operational tramway and infrastructure;*
- *Provision of a "mock up" security hoarding, if required, to review and mitigate any hazards associated with positioning next to an operational tramway prior to permanent erection;*
- *Measures to prevent the spread of detritus onto the Metrolink Track during construction; and*
- *Measures to control the emission of dust and dirt during construction.*

Reason - To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate off-street car parking provision and materials storage arrangements for the duration of the

construction period and that the adopted highways are kept free of deposited material from the ground works operations, pursuant to policies EN1/2, CF1/1 and HT6/2 of the Bury Unitary Development Plan."

The following documentation is provided with this application to discharge condition 14;

- Demolition and Construction Management Plan – FS1013-MSC-XX-XX-T-MC-1100 Rev 02
- Photographic Dilapidation Survey Evidence and Plan

The submitted Demolition and Construction Management Plan has been updated from an earlier version provided at application stage. The document identifies specific measures to address the requirements requested by Metrolink during the construction period.

The Demolition and Construction Management Plan provides a comprehensive document which covers the demolition of the buildings on site as part of the temporary accommodation works as well as the construction process for the permanent school. This includes details of all construction traffic management measures on site.

Additionally, an extensive photographic survey has been undertaken by Multivista. This was completed on the 26th January 2024.

A total of 632 photographs of all kerbs and highways were taken. These are held in full on an online portal to which we can provide access to the Council if required.

In order to discharge condition 14, evidence has been provided in the submitted Photographic Dilapidation Survey document as above. The survey document provides a site plan which identifies the location of all the survey photos undertaken.

Condition 21: Tree Protection Measures

Condition 21 reads as follows;

"Prior to any earthworks or development within 10 metres of the eastern boundary, full details of the tree protection to the trees located within the Metrolink boundary have been submitted to, and approved in writing by the Local Planning Authority. Thereafter, the approved tree protection measures shall remain in situ until the development has been completed.

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

The following documentation is provided with this application to discharge condition 21;

- Arboricultural Impact Assessment – Versions 1 updated;
- Tree Survey and Constraints Report – 24-11-2023 – PS – V1

A tree survey of trees located along the Metrolink embankment is included within Appendix 4 of the Tree Survey and Constraints Report. The Arboricultural Impact Assessment report provided detail the tree protection measures to be in place during the construction period. This is provided at Appendix 1 of the report.

Condition 25: Ecology Reasonable Avoidance Measures

Condition 25 reads as follows:

"No development, site clearance or earth moving shall take place or material or machinery brought on site until a reasonable avoidance measures method statement for mammals and amphibians will be provided to and agreed in writing by the Local Planning Authority. Thereafter, the approved measures shall be implemented in full and maintained for the duration of the construction period or for any other period as may subsequently be agreed in writing by the Local Planning Authority."

Reason - This information is required prior to the commencement of development to ensure that the development does not adversely affect wildlife and protected species, pursuant to policy EN6/3 of the Bury Unitary Development Plan and Section 15 of the National Planning Policy Framework."

The following documentation is provided with this application to discharge condition 25;

- Reasonable Avoidance Measures Statement: Mammals and Amphibians

The submitted document provides general avoidance measures and how these will be monitored in regards to the protection of identified mammals, amphibians and birds on site.

Condition 26: Invasive Species Management Plan

Condition 26 reads as follows:

"Prior to any earthworks within 20 metres of the identified invasive species, an invasive species management strategy for Himalayan balsam and Japanese Knotweed shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority."

Reason – The scheme does not provide full details of the actual extent of invasive species in the interest of UDP Policy EN9 – Landscape and pursuant to National Planning Policy Framework Section 15 – Conserving and enhancing the natural environment.”

The following documentation is provided with this application to discharge condition 26;

Invasive Species Management Plan V1The PEA identifies invasive plant species, namely Himalayan Balsam, is present along the northern boundary line of the site. As such, an invasive species management plan has been submitted to discharge condition 26. The plan clarifies the measures that are needed for the works to manage the non-native plant within the exclusion zone.

We trust the information enclosed along with this application is sufficient to discharge the aforementioned conditions. Please do not hesitate to contact me if you have any questions or require any further information.

A handwritten signature in blue ink, appearing to be 'S. Beresford', is positioned above the typed name.

Yours sincerely,

Sam Beresford

Town Planner

Tetra Tech