

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 04/08/2026	Ref: 73230/FUL
Registration: 19/06/2026	LDFC: 10/07/2026	Expiry Date: 14/08/2026
Site Visit: 03/07/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIOT

Proposal: External Site Security works to the front site entrance including installation of double gates; 2 no. gates with hydraulic arm closer; 2.4 metres high weld mesh fencing, turnstiles and security guard cabin.

Location: Holy Cross College, Manchester Road, Bury, BL9 9BB

Description

The application relates to a college which is located on a corner plot and fronts a main road through the Borough. To the north is a recreation ground and park, directly to the east are residential properties, to the south is a car sales business and to the west across Manchester Road are residential properties.

The main entrance to the site fronts Manchester Road and there is a vehicular access and separate pedestrian gated access directly in front of the main college entrance. Vehicles exit the site from the access to the south of the college onto Manchester Road.

The original central section of Holy Cross fronting Manchester Road is a Non-Designated Heritage Asset (NDHA).

The application seeks site security works to the front entrance which includes the installation of double gates, installation of 2 single gates, 2.4m high weld mesh fencing, turnstiles and a security guard cabin.

Relevant Planning History

54095 - Renovation of existing building, including repairs to frame and brickwork; replacement of windows and elevational changes - Approve with Conditions 29/07/2011
54676 - Variation of conditions following grant of planning permission 50724 for demolition of existing nursing home and erection of new 3 storey teaching block:
1. Variance of condition no. 2 to replace proposed plan nos. 1691.63. 203, 301, 302, 401 to permit the alteration of the external appearance at the corner of the site to accommodate new corner feature.
2. Variance of condition no. 2 to replace proposed plans nos. 1691.63.301, 302, 401 to permit the removal of stairwell windows required to be obscured under condition no. 8.
3. In the event of an approval for item no. 2 (above) the variance of condition no. 8 to require the windows in variance no. 4 to be obscure glazed.
4. Variance of condition no. 2 to replace proposed plans nos. 1691.63.302, 401 to permit the insertion of 2 windows in the easterly elevation of the mansard roof. - Approve with Conditions 25/01/2012
55187 - Two -storey extension to Emilie Mary building (main quad area) to form laboratory & student services; Two-storey infill to rear yard at rear of Emilie Mary building to form laboratory/STEM lecture & PA Workshop and Two-storey link between frontage buildings Mary Kelly & Marie Therese; Replacement windows, cladding and roofing (Back Brierley Street). - Approve with Conditions 29/06/2012
57474 - Three storey extension to rear of Mary Kelly building; single storey link between the

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Mary Kelly and Marie Therese building; alterations to car park - Approve with Conditions
05/08/2014

58605 - Siting of 1 no. metal storage container - Approve with Conditions 20/05/2015

61114 - Demolition of single storey office building and proposed extension to form new entrance, link blocks and associated landscaping works - 4/4/17

Publicity

Letters sent to 88 properties on 19/6/26.

No responses received.

Statutory/Non-Statutory Consultations

Traffic Section - No objection

Transport for Greater Manchester - No objection

Pre-start Conditions - Not relevant

Development Plan and Policies

NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
CF1/1	Location of New Community Facilities
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
EN1/7	Throughroutes and Gateways
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-S2	Carbon and Energy

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Siting and design

The proposed works would be to the existing front entrance to provide additional gated access off Manchester Road for safe guarding purposes. It is also proposed to construct a security gate house, L2.4m x W2.4m H2.6m and a 2.2m high turnstile located approximately 6m from the new double gates.

The proposed gates and new entrances would be the same height as the existing to maintain a consistent frontage along Manchester Road.

The proposed security gate house would be located just inside the site adjacent to the vehicular access off Manchester Road and would be largely screened by the boundary wall. The proposed turnstile would be set back approximately 6m into the site and again largely screened from views by the existing boundary wall and gates.

The works would be relatively minor and modest located along the current site boundary or within the site itself and it is considered there would not be significant harm to the visual amenity of the area, the public footway along the site frontage or the operations of the college itself.

The proposed development would therefore be acceptable and comply with Policies EN1/2, CF1/1 and JP-C5.

Highways

The development would result in the loss of 2 parking spaces next to the site entrance. There is parking provision within the site along the Manchester Road frontage and also a large car park to the rear of the college accessed from Wellington Road.

The site is located in a sustainable area with good access to public transport and within walking distance of Bury Town centre.

On balance, it is considered that the loss of 2 parking spaces would not be seriously detrimental when weighed against the benefits of providing a safeguarding measures and securing the site for pupils, staff and visitors.

It is therefore considered the proposed development would be acceptable and comply with policies EN1/2 and JP-C5.

Transport for Greater Manchester (TfGM)

TfGM have been consulted given the works would be close to a signalised crossing.

The applicant has confirmed that the majority of the work would be carried out within the site. The only element on the external side would be the straight cut of the stone then the making good of the path between the external path and the new internal tarmac area which again would be carried out internally.

Heras fencing would be required for a short period of time whilst works are being carried out which would encroach on the path slightly by approx. 300mm. However, the existing footway is 3.7m wide and as such it is considered the footway would not be significantly reduced for wheelchair users, mobility scooters, prams or pedestrians.

The nearby bus stop appears to be unaffected by the proposals.

TfGM have raised no objections to the application.

JP-C2 - Digital connectivity

The security gate house would have high speed cabling or fibre as appropriate and wifi connectivity to the main college network. This will allow for communication with intercom, gate controls, CCTV and other college systems. The college's network has dual internet connectivity.

The proposed development is therefore considered acceptable.

JP-S2 - Carbon and energy

Given the type of development, it is considered that a carbon and energy statement would not be reasonable or relevant to provide.

Development High Risk Area

The site falls within the Coal Authorities High Risk Development Area for coal. However, the Coal Authority (CA) have provided an exemptions list when certain types of development do not need to be accompanied by a coal assessment.

One such exemption includes means of enclosure or the erection of buildings with minimal foundations/ground works required.

Given the proposed development for gates and a security gate house it is considered that a coal mining assessment would not be required in this case.

The CA's standing advice would be included as an informative.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This decision relates to drawings -

Location plan 20-May-2026

Existing front entrance print date 19/5/26

Existing site layout plan print date 19/5/26

Existing and proposed street view elevations print date 19/6/26

Proposed front entrance plan print dated 19/6/26

Proposed site layout plan print dated 18/6/26

Twin mesh gates specification

Turnstile specification

and the development shall not be carried out except in accordance with the drawings hereby approved.

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

- 3 Notwithstanding the details indicated on the approved plans, the development hereby approved shall not be brought into use unless and until all associated highway remedial works required to reinstate the adopted footway to its condition prior to commencement of the development following the partial removal of the boundary wall, incorporating the demarcation of the limits of the adopted highway, have been implemented.

Reason. To ensure good highway design and to maintain the integrity of the adopted highway pursuant to policies EN1/2 and JP-C5.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	4/8/26	HL	06/08/2026