

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mr Peter Campbell
Tetra Tech
11 York Street
Manchester
M2 2AW

On Behalf Of:

-
Morgan Sindall Construction
c/o agent
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PART 1 - Particulars of Application

Application Number: 72502

Date of Registration: 11/11/2025

Proposal:

Variation of condition 2 (approved drawings) following planning permission 70381 to amend the approved drainage strategy, minor revisions to the landscaping proposals and amendments to the building's elevations. Amendments to conditions 3, 7, 9, 11, 12, 13, 14 and 23 to update wording and approved drawings referenced within the conditions

Location:

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

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 The development must be begun not later 22 November 2026.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 1 The development must be begun not later 22 November 2026.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 Subject to the requirements of the conditions below, the development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

Substitute Plans

Elevations - FS1013-AHR-01-ZZ-D-A-2010 C07

Whole site plan - FS1013-ALA-EX-ZZ-D-L-0001 P19

Site landscaping plan - FS1013-ALA-EX-ZZ-D-L-0004 - Overview - P14

Planting Plan - FS1013-ALA-EX-ZZ-D-L-0010 P11

Tree Retention and Removal Plan - FS1013-ALA-REX-ZZ-D-L-0031 P09

Fencing General Arrangement - FS1013-ALA-EX-ZZ-D-L-0012 P12

Access Strategy - Parking Strategy - FS1013-ALA-EX-ZZ-D-L-0026 P09
Levels Plan Overview - FS1013-ALA-EX-ZZ-D-L-0013 S2-P09
Proposed drainage areas plan - FS1013-REN-EX-00-D-C-5201-P06
Below Ground Drainage Plan Sheet 1 of 2 - FS1013-REN-EX-00-D-C-5210-C05
Below ground drainage plan Sheet 2 of 2 - FS1013-REN-EX-00-D-C-5211-C03
Below ground drainage details - Sheet 3 - FS1013-REN-EX-XX-D-C-5303-C01
Below ground drainage details Sheet 4 - FS1013-REN-EX-XX-D-C-5304-C02
Below ground drainage details Sheet 5 - FS1013-REN-EX-XX-D-C-5305-C02
Typical PV canopy details - FS1013-ALA-EX-ZZ-D-L-1018 P01
Typical canopy details - FS1013-ALA-EX-ZZ-D-L-1017 C01

Retained plans from 70381

Site Location Plan (Dwg no. FS1013-ALA-EX-ZZ-D-L-0039 S2 P06)
Proposed Cyclops Junction (Dwg No. FS1013-VS-XX-XX-D-H-0011 P06)
Proposed Access Road (Dwg No. FS1013-VS-XX-XX-D-H-0010 P05)
Site sections 1 (Dwg no. FS1013-ALA-EX-ZZ-D-L-0019 S2 P05)
Site sections 2 - (Dwg no. FS1013-ALA-EX-ZZ-D-L-0020 S2 P05)

Retained plans from 70071

Proposed Ground Floor & Sports Plan (Dwg No. FS1013-AHR-01-00-D-A-2001 S4 REV.P13)
Sports Hall (Dwg No. FS1013-AHR-01-00-D-A-2050 S4 REV.P01)
Proposed First Floor Plan (Dwg No. FS1013-AHR-01-01-D-A-2002 S4 REV.P10)
Proposed Second Floor Plan (Dwg No. FS1013-AHR-01-02-D-A-2002 S4 REV.P10)
Proposed Roof Plans (Dwg No. FS1013-AHR-01-RF-D-A-2003 S4 REV.P05)
Strip Sections 1-2 (Dwg No. FS1013-AHR-01-ZZ-D-A-2021 S4 REV.P05)
Strip Sections 2-2 (Dwg No. FS1013-AHR-01-ZZ-D-A-2022 S4 REV.P03)
Elevations (Dwg No. FS1013-AHR-XX-ZZ-D-A-2010 S4 REV.P06)
Cycle Shelter Details (Dwg No. FS1013-ALA-ZZ-ZZ-D-L-1008 S4 P01)

Documents

Drainage strategy technical note (Renaissance) - FS1013-REN-XX-XX-T-C-0162 Rev P01
Arboricultural Impact Assessment (Version 1 Update, 15.12.2023-V1-SB)
Arboricultural Impact Assessment (Cyclops, 13.12.2023-V1-SB)
Tree Survey and Constraints Report
Transport Statement – FS1013-VS-XX-XX-T-H-1004 Rev P02 (VIA Solutions), including
'Proposed Access Road' (Cyclops Junction) Drawing – Dwg. FS1013-VS-XX-XX-D-H-0010 Rev P05
'Proposed Cyclops Junction' Drawing – Dwg. FS1013-VS-XX-XX-D-H-0011 Rev P06
Extended Phase 1 Habitat Survey (Amenity Tree, 13.12.2023)
Potential Bat Roost Feature Inspection Survey (Amenity Tree, 13.12.2023)
Assessment of Biodiversity (updated report, Amenity Tree)
Road Safety Audit iV (Sevenairs Consulting Ltd)
Road Safety Audit Designers Response - FS1013-VS-XX-XX-T-H-1006

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

- 2 Subject to the requirements of the conditions below, the development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

Substitute Plans

Elevations - FS1013-AHR-01-ZZ-D-A-2010 C07

Whole site plan - FS1013-ALA-EX-ZZ-D-L-0001 P19
 Site landscaping plan - FS1013-ALA-EX-ZZ-D-L-0004 - Overview - P14
 Planting Plan - FS1013-ALA-EX-ZZ-D-L-0010 P11
 Tree Retention and Removal Plan - FS1013-ALA-REX-ZZ-D-L-0031 P09
 Fencing General Arrangement - FS1013-ALA-EX-ZZ-D-L-0012 P12
 Access Strategy - Parking Strategy - FS1013-ALA-EX-ZZ-D-L-0026 P09
 Levels Plan Overview - FS1013-ALA-EX-ZZ-D-L-0013 S2-P09
 Proposed drainage areas plan - FS1013-REN-EX-00-D-C-5201-P06
 Below Ground Drainage Plan Sheet 1 of 2 - FS1013-REN-EX-00-D-C-5210-C05
 Below ground drainage plan Sheet 2 of 2 - FS1013-REN-EX-00-D-C-5211-C03
 Below ground drainage details - Sheet 3 - FS1013-REN-EX-XX-D-C-5303-C01
 Below ground drainage details Sheet 4 - FS1013-REN-EX-XX-D-C-5304-C02
 Below ground drainage details Sheet 5 - FS1013-REN-EX-XX-D-C-5305-C02
 Typical PV canopy details - FS1013-ALA-EX-ZZ-D-L-1018 P01
 Typical canopy details - FS1013-ALA-EX-ZZ-D-L-1017 C01

Retained plans from 70381

Site Location Plan (Dwg no. FS1013-ALA-EX-ZZ-D-L-0039 S2 P06)
 Proposed Cyclops Junction (Dwg No. FS1013-VS-XX-XX-D-H-0011 P06)
 Proposed Access Road (Dwg No. FS1013-VS-XX-XX-D-H-0010 P05)
 Site sections 1 (Dwg no. FS1013-ALA-EX-ZZ-D-L-0019 S2 P05)
 Site sections 2 - (Dwg no. FS1013-ALA-EX-ZZ-D-L-0020 S2 P05)

Retained plans from 70071

Proposed Ground Floor & Sports Plan (Dwg No. FS1013-AHR-01-00-D-A-2001 S4 REV.P13)
 Sports Hall (Dwg No. FS1013-AHR-01-00-D-A-2050 S4 REV.P01)
 Proposed First Floor Plan (Dwg No. FS1013-AHR-01-01-D-A-2002 S4 REV.P10)
 Proposed Second Floor Plan (Dwg No. FS1013-AHR-01-02-D-A-2002 S4 REV.P10)
 Proposed Roof Plans (Dwg No. FS1013-AHR-01-RF-D-A-2003 S4 REV.P05)
 Strip Sections 1-2 (Dwg No. FS1013-AHR-01-ZZ-D-A-2021 S4 REV.P05)
 Strip Sections 2-2 (Dwg No. FS1013-AHR-01-ZZ-D-A-2022 S4 REV.P03)
 Elevations (Dwg No. FS1013-AHR-XX-ZZ-D-A-2010 S4 REV.P06)
 Cycle Shelter Details (Dwg No. FS1013-ALA-ZZ-ZZ-D-L-1008 S4 P01)

Documents

Drainage strategy technical note (Renaissance) - FS1013-REN-XX-XX-T-C-0162 Rev P01
 Arboricultural Impact Assessment (Version 1 Update, 15.12.2023-V1-SB)
 Arboricultural Impact Assessment (Cyclops, 13.12.2023-V1-SB)
 Tree Survey and Constraints Report
 Transport Statement – FS1013-VS-XX-XX-T-H-1004 Rev P02 (VIA Solutions), including
 'Proposed Access Road' (Cyclops Junction) Drawing – Dwg. FS1013-VS-XX-XX-D-H-0010 Rev P05
 'Proposed Cyclops Junction' Drawing – Dwg. FS1013-VS-XX-XX-D-H-0011 Rev P06
 Extended Phase 1 Habitat Survey (Amenity Tree, 13.12.2023)
 Potential Bat Roost Feature Inspection Survey (Amenity Tree, 13.12.2023)
 Assessment of Biodiversity (updated report, Amenity Tree)
 Road Safety Audit jV (Sevenairs Consulting Ltd)
 Road Safety Audit Designers Response - FS1013-VS-XX-XX-T-H-1006

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

remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and a Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 4 Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and a Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 5 Proposed areas of hardstanding located within the Coal Authority Development High Risk Area, including access roads and vehicle parking, shall be constructed with appropriate geogrid reinforcement to protect the development from the effects of potential land instability derived from any shallow coal mine workings present, as outlined in Section 10.2 of the supporting Phase II Geo-Environmental Assessment Report. These measures shall be carried out in accordance with authoritative UK guidance.

Reason - In order to ensure the safety and stability of the development, pursuant to Section 15 of the National Planning Policy Framework.

- 5 Proposed areas of hardstanding located within the Coal Authority Development High Risk Area, including access roads and vehicle parking, shall be constructed with appropriate geogrid reinforcement to protect the development from the effects of potential land instability derived from any shallow coal mine workings present, as outlined in Section 10.2 of the supporting Phase II Geo-Environmental Assessment Report. These measures shall be carried out in accordance with authoritative UK guidance.

Reason - In order to ensure the safety and stability of the development, pursuant to Section 15 of the National Planning Policy Framework.

- 6 Prior to the occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm that the mitigation measures necessary to address the risks posed by past coal mining activity have been implemented in full.

Reason. To ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, pursuant to Section 15 of the National Planning Policy Framework.

- 6 Prior to the occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to the Local

Planning Authority for approval in writing. This document shall confirm that the mitigation measures necessary to address the risks posed by past coal mining activity have been implemented in full.

Reason. To ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, pursuant to Section 15 of the National Planning Policy Framework.

- 7 The development hereby approved shall be carried out in accordance with the details approved under condition 7 of permission 70381. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

Reason. Only indicative material details have been submitted and full details are required in the interests of visual amenity and to ensure a satisfactory development pursuant to Bury Unitary Development Plan policies EN1/1 and CF1/1.

- 7 The development hereby approved shall be carried out in accordance with the details approved under condition 7 of permission 70381. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

Reason. Only indicative material details have been submitted and full details are required in the interests of visual amenity and to ensure a satisfactory development pursuant to Bury Unitary Development Plan policies EN1/1 and CF1/1.

- 8 Use of the development shall not commence until a community use agreement has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to internal and external sports facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason. To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport pursuant to chapter 8 - Promoting healthy communities of the NPPF and RT2/3 - Education Recreation Facilities.

- 8 Use of the development shall not commence until a community use agreement has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to internal and external sports facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason. To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport pursuant to chapter 8 - Promoting healthy communities of the NPPF and RT2/3 - Education Recreation Facilities.

- 9 Prior to the first occupation of the development, the drainage scheme shall be implemented in accordance with the Drainage Strategy Technical Note, dated October 2025 and the following plans

FS1013-REN-EX-00-D-C-5201-P06 - Proposed drainage areas plan
FS1013-REN-EX-00-D-C-5210-C05 - Below Ground Drainage Plan Sheet 1 of 2
FS1013-REN-EX-00-D-C-5211-C03 - Below ground drainage plan Sheet 2 of 2
FS1013-REN-EX-XX-D-C-5303-C01 - Below ground drainage details - Sheet 3
FS1013-REN-EX-XX-D-C-5304-C02 - Below ground drainage details Sheet 4
FS1013-REN-EX-XX-D-C-5305-C02 - Below ground drainage details Sheet 5

The implemented drainage scheme shall be 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.

- 9 Prior to the first occupation of the development, the drainage scheme shall be implemented in accordance with the Drainage Strategy Technical Note, dated October 2025 and the following plans

FS1013-REN-EX-00-D-C-5201-P06 - Proposed drainage areas plan
FS1013-REN-EX-00-D-C-5210-C05 - Below Ground Drainage Plan Sheet 1 of 2
FS1013-REN-EX-00-D-C-5211-C03 - Below ground drainage plan Sheet 2 of 2
FS1013-REN-EX-XX-D-C-5303-C01 - Below ground drainage details - Sheet 3
FS1013-REN-EX-XX-D-C-5304-C02 - Below ground drainage details Sheet 4
FS1013-REN-EX-XX-D-C-5305-C02 - Below ground drainage details Sheet 5

The implemented drainage scheme shall be 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.

- 10 Prior to the first occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

(a). Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
(b). Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason. To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.

- 10 Prior to the first occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

(a). Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
(b). Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason. To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.

- 11 The development shall be carried out in accordance with the Drainage Strategy Technical Note, dated October 2025 and the associated plans submitted with this application.
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.
- 11 The development shall be carried out in accordance with the Drainage Strategy Technical Note, dated October 2025 and the associated plans submitted with this application.
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.
- 12 The development shall be carried out in accordance with the details approved under condition 12 of permission 70381. Thereafter, the development shall be implemented in full accordance with the agreed details and programme.
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury Unitary Development Plan Policies RT6/2 - Pedestrian/Vehicular Conflict, CF1/1 - Location of New Community Facilities, EN1/2 - Townscape and Built Design and HT2/2 - Car Parking and New Development.
- 12 The development shall be carried out in accordance with the details approved under condition 12 of permission 70381. Thereafter, the development shall be implemented in full accordance with the agreed details and programme.
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury Unitary Development Plan Policies RT6/2 - Pedestrian/Vehicular Conflict, CF1/1 - Location of New Community Facilities, EN1/2 - Townscape and Built Design and HT2/2 - Car Parking and New Development.
- 13 The development shall be carried out in accordance with the details approved under condition 13 of permission 70381. The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety, pursuant to Bury Unitary Development Plan Policies HT6/2 - Pedestrian/Vehicular Conflict, CF1/1 - Location of New Community Facilities, EN1/2 - Townscape and Built Design and HT2/4 - Car Parking and New Development.

- 13 The development shall be carried out in accordance with the details approved under condition 13 of permission 70381. The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety, pursuant to Bury Unitary Development Plan Policies HT6/2 - Pedestrian/Vehicular Conflict, CF1/1 - Location of New Community Facilities, EN1/2 - Townscape and Built Design and HT2/4 - Car Parking and New Development.
- 14 The development shall be carried out in accordance with the details approved under condition 14 of permission 70381. 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.
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.
- 14 The development shall be carried out in accordance with the details approved under condition 14 of permission 70381. 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.
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.
- 15 In the event that it is not intended for the new access road to be considered for adoption by the Council, no above ground development shall commence unless and until details of the proposed arrangements for future management and maintenance of the proposed road within the development have been submitted to and approved by the local planning authority. The new access road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.
Reason. To ensure that the unadopted estate road serving the development is maintained to an acceptable standard in the interest of residential/highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway, pursuant to policies CF1/1 and EN1/2 of the Bury Unitary Development Plan.
- 15 In the event that it is not intended for the new access road to be considered for adoption by the Council, no above ground development shall commence unless and until details of the proposed arrangements for future management and maintenance of the proposed road within the development have been submitted to and approved by the local planning authority. The new access road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

Reason. To ensure that the unadopted estate road serving the development is maintained to an acceptable standard in the interest of residential/highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway, pursuant to policies CF1/1 and EN1/2 of the Bury Unitary Development Plan.

- 16 The various turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety, pursuant to policies CF1/1 and EN1/2 of the Bury Unitary Development Plan.

- 16 The various turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety, pursuant to policies CF1/1 and EN1/2 of the Bury Unitary Development Plan.

- 17 The vehicle parking and refuse and coach drop-off laybys indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

- 17 The vehicle parking and refuse and coach drop-off laybys indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

- 18 The bin storage arrangements to be provided within the curtilage of the school site shall be made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure that adequate bin storage arrangements are provided to serve the site, pursuant to policies CF1/1 and EN1/2 of the Bury Unitary Development Plan.

- 18 The bin storage arrangements to be provided within the curtilage of the school site shall be made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure that adequate bin storage arrangements are provided to serve the site, pursuant to policies CF1/1 and EN1/2 of the Bury Unitary Development Plan.

- 19 Eighteen car parking spaces shall be provided with electric vehicle (EV) charging points (minimum 7kW*) prior to the use of those spaces.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4

rapid charging may be required. British Standard BS EN 61851-1:2019 to be used.
Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 19 Eighteen car parking spaces shall be provided with electric vehicle (EV) charging points (minimum 7kW*) prior to the use of those spaces.
*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used.
Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 20 The secure cycle storage facilities indicated in the approved plans shall be provided in full before the development hereby approved is first brought into use and shall thereafter remain available for use for the lifetime of the development. For the avoidance of doubt, at least 80no. secure cycle storage spaces shall be provided for pupils and visitors and at least 10no. secure cycle spaces shall be provided for staff.
Reason. To ensure adequate cycle storage and in order to promote sustainable means of travel pursuant to policy HT6/1 of the Bury Unitary Development Plan.
- 20 The secure cycle storage facilities indicated in the approved plans shall be provided in full before the development hereby approved is first brought into use and shall thereafter remain available for use for the lifetime of the development. For the avoidance of doubt, at least 80no. secure cycle storage spaces shall be provided for pupils and visitors and at least 10no. secure cycle spaces shall be provided for staff.
Reason. To ensure adequate cycle storage and in order to promote sustainable means of travel pursuant to policy HT6/1 of the Bury Unitary Development Plan.
- 21 Prior to the commencement of the development, the tree protection measures shall be implemented in accordance with the details submitted to discharge condition 21 of planning permission 70071, namely;
Arboricultural Impact Assessment (Version 1)
Tree Survey and Constraints Report (Version 1)
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.
- 21 Prior to the commencement of the development, the tree protection measures shall be implemented in accordance with the details submitted to discharge condition 21 of planning permission 70071, namely;
Arboricultural Impact Assessment (Version 1)
Tree Survey and Constraints Report (Version 1)
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.
- 22 Prior to first occupation of the development, a full School Travel Plan, which shall

include clear objectives and modal split targets, together with a time-bound programme of implementation, monitoring, regular review and update; and be based on the particulars contained within the submitted Travel Plan (by VIA Solutions – Doc Ref. PS1013-VS-XX-XX-T-H-1003 TP), shall be submitted to and approved in writing by the local planning authority and thereafter operated in accordance with the agreed details and any subsequent updated School Travel Plan.

Reason. To promote and provide access to sustainable transport options, pursuant to Section 9 of the National Planning Policy Framework.

- 22 Prior to first occupation of the development, a full School Travel Plan, which shall include clear objectives and modal split targets, together with a time-bound programme of implementation, monitoring, regular review and update; and be based on the particulars contained within the submitted Travel Plan (by VIA Solutions – Doc Ref. PS1013-VS-XX-XX-T-H-1003 TP), shall be submitted to and approved in writing by the local planning authority and thereafter operated in accordance with the agreed details and any subsequent updated School Travel Plan.

Reason. To promote and provide access to sustainable transport options, pursuant to Section 9 of the National Planning Policy Framework.

- 23 The development shall be carried out in accordance with the landscape and ecological management plan (LEMP) approved under application 70381 as amended by the following plans:

FS1013-ALA-EX-ZZ-D-L-0004 - Overview - P13

FS1013-ALA-EX-ZZ-D-L-0010 P10

FS1013-ALA-EX-ZZ-D-L-0031 P08

FS1013-ALA-EX-ZZ-D-L-0012 C05

Reason. To ensure improvements to the biodiversity of the site, pursuant to policies EN8/2 and EN10/2 of the Bury Unitary Development Plan and Section 15 of the National Planning Policy Framework.

- 23 The development shall be carried out in accordance with the landscape and ecological management plan (LEMP) approved under application 70381 as amended by the following plans:

FS1013-ALA-EX-ZZ-D-L-0004 - Overview - P13

FS1013-ALA-EX-ZZ-D-L-0010 P10

FS1013-ALA-EX-ZZ-D-L-0031 P08

FS1013-ALA-EX-ZZ-D-L-0012 C05

Reason. To ensure improvements to the biodiversity of the site, pursuant to policies EN8/2 and EN10/2 of the Bury Unitary Development Plan and Section 15 of the National Planning Policy Framework.

- 24 All trees to be retained on the site, as indicated in the submitted Arboricultural Impact Assessment and approved drawing 'Tree Retention and Removal Plan' (Dwg no. FS1013-ALA-EX-ZZ-D-L-0031 S2 P05), shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

- 24 All trees to be retained on the site, as indicated in the submitted Arboricultural Impact Assessment and approved drawing 'Tree Retention and Removal Plan' (Dwg no. FS1013-ALA-EX-ZZ-D-L-0031 S2 P05), shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The

development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

- 25 The measures contained in the Ecology Reasonable Avoidance Measures Statement (RAMS) dated 07 February 2024 and further RAMS dated 06/03/2024 submitted to discharge condition 25 of planning permission 70071 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. 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.

- 25 The measures contained in the Ecology Reasonable Avoidance Measures Statement (RAMS) dated 07 February 2024 and further RAMS dated 06/03/2024 submitted to discharge condition 25 of planning permission 70071 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. 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.

- 26 The development shall be carried out in accordance with the Non-Native Management Plan submitted to discharge condition 26 of planning permission 70071. Should a delay of more than one year occur between the date of approval of this planning permission 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.

- 26 The development shall be carried out in accordance with the Non-Native Management Plan submitted to discharge condition 26 of planning permission 70071. Should a delay of more than one year occur between the date of approval of this planning permission 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.

- 27 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present, which has been agreed in writing by the Local Planning Authority.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 27 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present, which has been agreed in writing by the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 28 The development shall be carried out in accordance with the noise mitigation measures/recommendations in the Environmental & Intrusive Noise Study by Sol Acoustics submitted with the application, pursuant to policies EN7/2 and CF1/1 of the Bury Unitary Development Plan.
Reason. In order to ensure that the amenities of nearby residential occupants are not adversely impacted by noise, pursuant to policies EN7/2 and CF1/1 of the Bury Unitary Development Plan and the Section 15 of the National Planning Policy Framework.
- 28 The development shall be carried out in accordance with the noise mitigation measures/recommendations in the Environmental & Intrusive Noise Study by Sol Acoustics submitted with the application, pursuant to policies EN7/2 and CF1/1 of the Bury Unitary Development Plan.
Reason. In order to ensure that the amenities of nearby residential occupants are not adversely impacted by noise, pursuant to policies EN7/2 and CF1/1 of the Bury Unitary Development Plan and the Section 15 of the National Planning Policy Framework.
- 29 Prior to installation, full details of the scheme of external lighting in association with the development hereby approved, including lighting spread, with details of levels of luminance, position, types, direction and size and technical summary, shall be submitted to and approved by the Local Planning Authority. The approved lighting scheme only shall thereafter be implemented prior to first occupation of the development hereby approved.
Reason. In the interests of residential amenity and to ensure no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value and EN7 - Pollution Control.
- 29 Prior to installation, full details of the scheme of external lighting in association with the development hereby approved, including lighting spread, with details of levels of luminance, position, types, direction and size and technical summary, shall be submitted to and approved by the Local Planning Authority. The approved lighting scheme only shall thereafter be implemented prior to first occupation of the development hereby approved.
Reason. In the interests of residential amenity and to ensure no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value and EN7 - Pollution Control.
- 30 The development hereby approved shall be carried out in accordance with the mitigation measures set out in the submitted Air Quality Assessment by Tetra Tech (Doc. Ref. 784-B047825).
Reason. To protect the amenity of users and visitors to the site and to ensure the satisfactory development of the site in terms of human health pursuant to National

Planning Policy Framework Section 15 - Conserving and enhancing the natural environment and Bury Unitary Development Plan Policy EN7/1 - Atmospheric Pollution.

- 30 The development hereby approved shall be carried out in accordance with the mitigation measures set out in the submitted Air Quality Assessment by Tetra Tech (Doc. Ref. 784-B047825).
Reason. To protect the amenity of users and visitors to the site and to ensure the satisfactory development of the site in terms of human health pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment and Bury Unitary Development Plan Policy EN7/1 - Atmospheric Pollution.
- 31 Prior to the first occupation of the development, details of the design and layout of the 3G pitch, which should be World Rugby Reg 22 compliant; 2G pitch; and MUGA; have been submitted to and approved in writing by the local planning authority. The 3G pitch; 2G pitch; and MUGA; shall not be constructed other than in accordance with the approved details.
Reason - To ensure the development is fit for purpose and sustainable, pursuant to Section 8 - Promoting healthy and safe communities of the National Planning Policy Framework and RT2/3 - Education Recreation Facilities of the Bury Unitary Development Plan.
- 31 Prior to the first occupation of the development, details of the design and layout of the 3G pitch, which should be World Rugby Reg 22 compliant; 2G pitch; and MUGA; have been submitted to and approved in writing by the local planning authority. The 3G pitch; 2G pitch; and MUGA; shall not be constructed other than in accordance with the approved details.
Reason - To ensure the development is fit for purpose and sustainable, pursuant to Section 8 - Promoting healthy and safe communities of the National Planning Policy Framework and RT2/3 - Education Recreation Facilities of the Bury Unitary Development Plan.
- 32 The development hereby approved shall not be first occupied until full details of a Ball Strike Assessment, in particular regard to the western boundary, has been submitted to the local planning authority. Any mitigation as required shall be installed in full before the development is first occupied and thereafter be managed and maintained in accordance with the approved details.
Reason - To provide protection for the occupants of adjacent uses and their property from potential ball strike from the new playing field or sports facility, pursuant to Section 8 - Promoting healthy and safe communities of the National Planning Policy Framework and EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.
- 32 The development hereby approved shall not be first occupied until full details of a Ball Strike Assessment, in particular regard to the western boundary, has been submitted to the local planning authority. Any mitigation as required shall be installed in full before the development is first occupied and thereafter be managed and maintained in accordance with the approved details.
Reason - To provide protection for the occupants of adjacent uses and their property from potential ball strike from the new playing field or sports facility, pursuant to Section 8 - Promoting healthy and safe communities of the National Planning Policy Framework and EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.
- 33 The mini football pitch, as detailed in the approved drawing

FS1013-ALA-EX-ZZ-D-L-0001 S2 Rev P12, shall be constructed, laid out and shall be made available for use within 12 months of the first occupation of the development.

Reason - To ensure the development is fit for purpose and sustainable, pursuant to Section 8 - Promoting healthy and safe communities of the National Planning Policy Framework and RT2/3 - Education Recreation Facilities of the Bury Unitary Development Plan.

- 33 The mini football pitch, as detailed in the approved drawing FS1013-ALA-EX-ZZ-D-L-0001 S2 Rev P12, shall be constructed, laid out and shall be made available for use within 12 months of the first occupation of the development.
Reason - To ensure the development is fit for purpose and sustainable, pursuant to Section 8 - Promoting healthy and safe communities of the National Planning Policy Framework and RT2/3 - Education Recreation Facilities of the Bury Unitary Development Plan.
- 34 The sports hall shall be laid out in accordance with Sport England's technical standards.
Reason - To ensure the development is fit for purpose and sustainable and to ensure sufficient benefit of the development to sport, pursuant to Section 8 - Promoting healthy and safe communities of the National Planning Policy Framework and RT2/3 - Education Recreation Facilities of the Bury Unitary Development Plan.
- 34 The sports hall shall be laid out in accordance with Sport England's technical standards.
Reason - To ensure the development is fit for purpose and sustainable and to ensure sufficient benefit of the development to sport, pursuant to Section 8 - Promoting healthy and safe communities of the National Planning Policy Framework and RT2/3 - Education Recreation Facilities of the Bury Unitary Development Plan.
- 35 Before the school is brought into use, a Management and Maintenance Scheme for the facility, including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. For Artificial Grass Pitches, measures should be added to ensure the replacement of the Artificial Grass Pitch within a specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the school.
Reason - To ensure the development is fit for purpose and sustainable and to ensure sufficient benefit of the development to sport, pursuant to Section 8 - Promoting healthy and safe communities of the National Planning Policy Framework and RT2/3 - Education Recreation Facilities of the Bury Unitary Development Plan.
- 35 Before the school is brought into use, a Management and Maintenance Scheme for the facility, including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. For Artificial Grass Pitches, measures should be added to ensure the replacement of the Artificial Grass Pitch within a specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the school.
Reason - To ensure the development is fit for purpose and sustainable and to ensure sufficient benefit of the development to sport, pursuant to Section 8 - Promoting healthy and safe communities of the National Planning Policy Framework and RT2/3 - Education Recreation Facilities of the Bury Unitary Development Plan.

Statement in accordance with Article 35(2) Town and Country Planning (Development

Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

EN1/2	EN1/2 - Townscape and Built Design
EN1/5	EN1/5 - Crime Prevention
EN1/7	EN1/7 - Throughroutes and Gateways
EN6/3	EN6/3 - Features of Ecological Value
EN6/4	EN6/4 - Wildlife Links and Corridors
EN7/2	EN7/2 - Noise Pollution
EN7/5	EN7/5 - Waste Water Management
EN8/2	EN8/2 - Woodland and Tree Planting
EN10/2	EN10/2 - Riverside and Canalside Improvement in Urban Areas
RT1/1	RT1/1 - Protection of Recreation Provision in the Urban Area
RT1/2	RT1/2 - Improvement of Recreation Facilities
RT3/4	RT3/4 - Recreational Routes
HT2	HT2 - Highway Network
HT2/4	HT2/4 - Car Parking and New Development
HT5	HT5 - Accessibility For Those With Special Needs
HT5/1	HT5/1 - Access For Those with Special Needs
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
CF1/1	CF1/1 - Location of New Community Facilities
SPD3	Development Control Policy Guidance Note 3: Planning Out Crime in New Development
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD12	Development Control Policy Guidance Note 12 - Travel Plans in Bury
SPD16	Development Control Policy Guidance Note 16 - Design and Layout of New Development in Bury
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-P5	Education, Skills and Knowledge

JP-P7 Sport and Recreation
JP-C1 Our Integrated Network
JP-C2 Digital Connectivity
JP-C5 Streets For All
JP-C6 Walking and Cycling
JP-C8 Transport Requirements of New Development
NPPF National Planning Policy Framework

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Elevations - FS1013-AHR-01-ZZ-D-A-2010 C07
Whole site plan - FS1013-ALA-EX-ZZ-D-L-0001 P19
Site landscaping plan - FS1013-ALA-EX-ZZ-D-L-0004 - Overview - P14
Planting Plan - FS1013-ALA-EX-ZZ-D-L-0010 P11
Tree Retention and Removal Plan - FS1013-ALA-REX-ZZ-D-L-0031 P09
Fencing General Arrangement - FS1013-ALA-EX-ZZ-D-L-0012 P12
Access Strategy - Parking Strategy - FS1013-ALA-EX-ZZ-D-L-0026 P09
Levels Plan Overview - FS1013-ALA-EX-ZZ-D-L-0013 S2-P09
Proposed drainage areas plan - FS1013-REN-EX-00-D-C-5201-P06
Below Ground Drainage Plan Sheet 1 of 2 - FS1013-REN-EX-00-D-C-5210-C05
Below ground drainage plan Sheet 2 of 2 - FS1013-REN-EX-00-D-C-5211-C03
Below ground drainage details - Sheet 3 - FS1013-REN-EX-XX-D-C-5303-C01
Below ground drainage details Sheet 4 - FS1013-REN-EX-XX-D-C-5304-C02
Below ground drainage details Sheet 5 - FS1013-REN-EX-XX-D-C-5305-C02
Typical PV canopy details - FS1013-ALA-EX-ZZ-D-L-1018 P01
Typical canopy details - FS1013-ALA-EX-ZZ-D-L-1017 C01
Drainage strategy technical note (Renaissance) - FS1013-REN-XX-XX-T-C-0162 Rev P01

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 19/03/2026