

# **Star Radcliffe Academy – Prior Approval Application for Additional Temporary School Accommodation**

Ref: 784-B070523

## **Planning Statement**

*On behalf of Morgan Sindall Construction, Star Academies and the Department for Education*

January 2025

Document prepared by **Tetra Tech Group Limited.**

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# 1. INTRODUCTION

## 1.1 Purpose of Application

- 1.1.1 This Planning Statement (the ‘Statement’) has been prepared by Tetra Tech on behalf of the applicant, Morgan Sindall Construction, alongside the Department for Education and Star Radcliffe Academies. This Statement supports a Prior Approval application for the installation of temporary school buildings for use by the Star Radcliffe Academy.
- 1.1.2 Star Radcliffe Academy opened in September 2024 on the site of the former Radcliffe Leisure Centre on Spring Lane, Radcliffe. The school has initially opened utilising temporary school accommodation on the site whilst the school’s new permanent building and supporting facilities are being built.
- 1.1.3 The original plans for the development of the new school on the site included the use of temporary school facilities to accommodate the school’s first pupil intake for the 2024/2025 academic year. Due to a delay to the scheduled commencement of development work for the permanent school, there is now a critical requirement for an additional temporary teaching block to be provided on the site from September 2025 to accommodate the pupil intake for the 2025/26 academic year.

## 1.2 Submission Documents

- 1.2.1 Alongside this Planning Statement, the application has been submitted with the following supporting documents;
- Site Location Plan (1:1250);
  - Site Plan as Existing / Block Plan (1:500);
  - Illustrative Masterplan / Site Layout Plan (1:500);
  - Proposed Fencing Arrangement Plan (1:500);
  - Proposed Elevations;
  - Proposed Floorplans (ground and first floor) ;
  - Cycle Shelter Details;

- Transport Statement;
- Environmental & Noise Assessment;
- Addendum Geo-environmental Report and Outline Remediation Strategy;
- Flood Risk and Drainage Technical Note;
- External Lighting Plan (Proposed)
- External Lighting Strategy (Proposed);
- External Security Layout (CCTV Plan); and
- Construction Phase Health and Safety Plan / Site Logistics Plans.

### **1.3 Background**

- 1.3.1 Planning permission for the new permanent Star Radcliffe Academy school on the wider site was granted in November 2023, (reference. 70071). Planning permission was granted separately in October 2023 for the demolition of the former leisure centre buildings on the site and the erection of two-storey temporary school buildings, alongside supporting associated site infrastructure.
- 1.3.2 This temporary teaching accommodation has been built and is being used by the school's first intake of 150 pupils for the academic year 2024/2025. It was originally planned for the school to only require the temporary accommodation for its first academic year, with the pupils being able to decant across to the new permanent school building in time for the 2025/26 year. The current temporary facilities on the site therefore only have the capacity to accommodate the existing first year intake of pupils.
- 1.3.3 Due to the delay experienced for commencing the construction of the new permanent school facilities, there is now a requirement for a second temporary teaching block to be provided from September 2025 to accommodate the next pupil intake of 150 pupils for the 2025/26 academic year.
- 1.3.4 Construction of the permanent school is now expected to begin in early 2025, with completion of the new permanent school building scheduled for summer 2026.

- 1.3.5 The Department for Education, Star Academies and Morgan Sindall Construction are all working together to seek to allow for the development for the permanent school to commence as soon as possible, and are fully committed to supporting the educational needs of the Radcliffe community. Through providing excellent temporary educational provision, all parties want to ensure that the school's pupils are fully supported through their school experience.

## **1.4 The Application Site**

- 1.4.1 The proposed site for the additional temporary teaching accommodation buildings is vacant land located immediately to the north of the existing temporary school facilities used by the Star Radcliffe Academy. This area was cleared by the demolition of the former Radcliffe Leisure Centre buildings which formerly occupied the site.
- 1.4.2 The site area for the extended temporary teaching accommodation and the new supporting external spaces is approximately 0.25 ha in area. This extension of the temporary school site would enlarge the area of the temporary school's facilities to approximately 0.75ha in area. The temporary school facilities occupy the south-eastern part of the wider site which is to be developed to provide the new permanent school.
- 1.4.3 The site is bounded by Spring Lane to the south and the Metrolink line to the east. To the west, beyond the site's boundary, is a public right of way, beyond which are residential properties located on Heap Street and Shirebrook Drive. To the north of the site is the Manchester, Bolton and Bury Canal and an area of woodland on land which formerly accommodated a railway line and sidings, which is now disused and rewilded.
- 1.4.4 The application site's topography is relatively flat, with the wider site generally sloping down from north-west to south-east.
- 1.4.5 There are no designated heritage assets on the site. There are no tree preservation orders or protected habitats on the site. The site is entirely located within Flood Zone 1.

- 1.4.6 No trees are sited within the area identified for the additional temporary teaching block or its surrounding external spaces.

## **1.5 The Proposal**

- 1.5.1 The application proposals consist of the erection of a second two-storey temporary teaching block, sited directly to the north of the existing temporary school buildings. The temporary accommodation is formed of two modular pre-constructed buildings, connected via integrated corridors at both ground and first floor levels. The temporary accommodation has been purpose-designed and laid out to meet the school's requirements.
- 1.5.2 The modular design of the temporary buildings is similar to that of the existing temporary accommodation in terms of appearance and massing. The new temporary buildings would provide an additional 1,250 sq.m of floorspace across two floors. Alongside general teaching classrooms, the accommodation will also provide a designated science lab, assembly space/wet PE space and bathroom facilities.
- 1.5.3 The proposals also include providing supporting social and recreational external spaces to further support the school, including provision of a new hard-standing multi-use games area (MUGA) and external play areas to the west of the proposed new temporary block. A dedicated Special Educational Needs (SEN) garden is also incorporated to the north of the new temporary block. The extended school area will be bounded by 2.4m weldmesh fencing to provide a secure boundary.
- 1.5.4 The existing temporary school facilities as approved by permission reference 7002 included supporting infrastructure in the form of a designated car park with drop-off area, cycle parking, MUGA and social/recreation spaces. These existing facilities are to be retained and will continue to support the school's operations.

- 1.5.5 In addition, the plans presented include providing an additional 22.no. car parking spaces within the existing car park for staff use, as well as an increase in covered cycle parking provision from 20no. to 40no. parking spaces.
- 1.5.6 The proposals have been designed to fully comply with the requirements of the Prior Approval process, as set out within Schedule 2, Part 4, Class CA of the Town and Country Planning (General Permitted Development) (England) (Amended) Order 2017.
- 1.5.7 Upon completion of the new permanent school, the temporary accommodation buildings and any associated infrastructure which will not form part of the permanent school proposals will be permanently removed from the site.

## 1.6 Planning History

- 1.6.1 As noted earlier in this Statement, the site formerly accommodated Radcliffe Leisure Centre before it's closure in 2023 and subsequent demolition. The site of the proposed additional temporary school accommodation specifically stands on the location where the leisure centre's sports hall formerly stood.
- 1.6.2 Planning permission for the existing temporary school facilities was granted in October 2023 (ref. 70002). Planning permission for the permanent school on the wider site was granted in November 2023 (ref. 70071). The pre-commencement conditions for this permission have subsequently been discharged.
- 1.6.3 A review of Bury Council's planning database has identified an extensive planning history for the site. The records considered to be of relevance are summarised in the table below.

| Application Reference | Address                                                               | Description                                                                                                                             | Decision               |
|-----------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 70381                 | Radcliffe Leisure Centre, Spring Lane, Radcliffe, Manchester, M26 2SZ | Variation of condition 2 (approved drawings) following planning permission 70071 (Erection of new secondary school alongside supporting | Approved<br>08/03/2024 |

## Planning Statement – Star Radcliffe Academy

|              |                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                          |                        |
|--------------|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
|              |                                                                                         | sports facilities, car parking, landscaping, site infrastructure, new access road and associated access infrastructure) – Amend the developments highway infrastructure design to incorporate a signalised Cyclops junction and minor associated revisions to the landscaping proposals and amend conditions 12, 23, 24 and 33 to update wording and approved drawings referenced within each condition. |                        |
| <b>70466</b> | Radcliffe Leisure Centre, Spring Lane, Radcliffe, Manchester, M26 2SZ                   | Non-material amendment following grant of planning permission 70002 for the retention of a greater extent of existing substation building with surrounding timber fencing and amendment to location of the temporary accommodation building further to the north.                                                                                                                                        | Approved<br>14/02/2024 |
| <b>70071</b> | Site of Radcliffe Leisure Centre, Spring Lane, Radcliffe, Manchester, M26 2SZ           | Erection of new secondary school alongside supporting sports facilities, car parking, landscaping, site infrastructure, new access road and associated access infrastructure                                                                                                                                                                                                                             | Approved<br>22/11/23   |
| <b>70002</b> | Star Academy, Spring Lane, Radcliffe, Manchester, M26 2SZ                               | Demolition of existing school buildings/temporary leisure centre and erection of a two storey temporary school building, external landscaping and associated site infrastructure                                                                                                                                                                                                                         | Approved<br>25/10/2023 |
| 66098        | Land to rear of Spring Lane School, Spring Lane School, Spring Lane, Radcliffe, M26 2SS | Provision of a temporary car park for 250 no. spaces for a temporary period whilst works are undertaken at Radcliffe and Whitefield Metrolink car parks; erection of new boundary fencing, lighting and CCTV and works to existing access.                                                                                                                                                               | Approved<br>15/12/2020 |

## 2. PRIOR APPROVAL PROCESS

### 2.1 Principle Considerations

- 2.1.1 The principle consideration in the determination of this prior approval application is as to whether the proposals comply with the permitted development regulations set out within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and specifically Schedule 2, Part 4, Class CA as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2017, which relates to the provision of a temporary state funded school.
- 2.1.2 Within the prior approval process, the developer is required to apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required, with consideration given to the below five considerations;
- (i) ‘transport and highways impacts of the development,*
  - (ii) noise impacts of the development,*
  - (iii) contamination risks of the site,*
  - (iv) flooding risks on the site, and*
  - (v) the siting and design of the development’.<sup>1</sup>*
- 2.1.3 Therefore, the Local Planning Authority’s assessment of this prior approval application should be limited to the five considerations above and the specific criteria within the regulations.

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<sup>1</sup> Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2017, Class CA, CA.2. (1) (b)

## 2.2 Planning Regulations

- 2.2.1 The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015, and specifically Schedule 2, Part 4, Class CA of the regulations (as amended) allows for the provision of a temporary state-funded school on ‘previously vacant commercial land’, and the use of that land as a state funded school for up to 3 academic years, without the need for planning permission.
- 2.2.2 This section subsequently provides an in-depth review of the regulations to establish that the proposals meet each part of the requirements.
- 2.2.3 Class CA.1. sets out criteria under the regulations for which development would not be permitted. Each part of the criteria is provided below, (parts (a) to (f)), alongside confirmation that the proposals meet the respective requirement.
- 2.2.4 **‘(a) the new buildings provided would cover more than 50% of the total area of the site’**
- 2.2.5 The total area of the application site as identified by the supporting site location plan’s red line boundary is circa 1.4 hectares, with the vacant area where the proposed new temporary school facilities would specifically be located amounting to circa 0.25 hectares (2,500 sq.m). The temporary school buildings proposed have a ground floor footprint of circa 625 sq.m. The coverage of new buildings on the site would therefore be much less than 50% of the total area of the site.
- 2.2.6 **‘(b) the total floor space for the new buildings provided would exceed 2,500 square metres’.**
- 2.2.7 The total floor space of the proposed new buildings would be 1,250 sq.m. Full dimensions of the proposed temporary school buildings are provided on the supporting building floorplans and elevations.

2.2.8 **‘(c) the land was last used more than 10 years before the date on which the developer applies for prior approval under paragraph CA2.2(1)(b)’**

2.2.9 To comply with the regulations, the land must have been in active use within the last 10 years prior to the submission of this application. The last use of the site was as the Spring Lane Leisure Centre which operated until 2023. The site has therefore been in active use within the last 10 years.

2.2.10 **‘(d) the site is, or forms part of-**

**(I) a site of special scientific interest,**

**(II) a safety hazard area, or**

**(III) a military explosives storage area’**

2.2.11 The site has been investigated thoroughly previous desk-top and site investigation studies. A Geo-environmental Report is provided in support of the application. It is confirmed that the site does not forms part of any Site of Special Scientific Interest, safety hazard area or a military explosives storage area.

2.2.12 **‘(e) where any land adjacent to the site is used for the purposes within Part C of the Schedule to the Use Classes Order (residential purposes), any part of any temporary building provided is within 5 metres of the boundary of the curtilage of that residential land.’**

2.2.13 No land directly adjacent to the site is used for residential purposes. The closest boundary of any neighbouring residential land is more than 75m from any part of the site.

2.2.14 **‘(f) the height of any new building provided would exceed 7 metres.’**

2.2.15 No part of any proposed building would exceed 7 metres in height. Full dimensions of the proposed temporary school buildings are provided on the supporting elevation drawings. This confirms the highest part of any building to be 6.656m in height.

## **2.3 Conditions of Prior Approval**

2.3.1 With the criteria set out within Class CA.1 being met, as listed above, Class CA.2 of the regulations goes on to establish conditions which the development must abide by. Each of the conditions are addressed in turn below.

2.3.2 **‘(a) the site must be approved for use as a state funded school by the relevant Minister’.**

2.3.3 This application is made on behalf of Star Academies working alongside the Department for Education. The Department for Education are responsible for children’s services and education nationally, working on behalf of the Minister for Education. The Department for Education approved the free school application for Star Radcliffe Academy in February 2021. A letter confirming the approval of the site for its use as a state funded school has been provided by the Department for Education as evidence, and is appended at Appendix A of this Statement.

2.3.4 **‘(b) before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required as to-**

**(I) ‘transport and highways impacts of the development,**

**(II) noise impacts of the development,**

**(III) contamination risks of the site,**

**(IV) flooding risks on the site, and**

**(V) the siting and design of the development’.**

- 2.3.5 This application represents the required application to the local planning authority to establish if prior approval will be required.
- 2.3.6 The above five considerations are each considered in further detail at Part 3 of this Statement. Supporting technical reports provided with this application evidence that there will be no significant detrimental impacts associated to the above five considerations, and that the development can be undertaken and operated appropriately and safely.
- 2.3.7 **‘(c) development under Class CA must begin within a period of 3 years starting with the prior approval date’.**
- 2.3.8 It is intended that the installation of the additional temporary accommodation block and the associated external areas would commence in Spring 2025, with the facilities needing to be available for September 2025.
- 2.3.9 **‘(d) the permission is granted for 3 academic years and it may be used only once in relation to a particular site’.**
- 2.3.10 The intension is for the temporary school to operate for a period of one academic year and prior approval has not previously been sought on this site.
- 2.3.11 **‘(e) any building is removed from the land at the end of the third academic year or, if earlier, when it is no longer required for use as a state-funded school, and the land is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer’.**
- 2.3.12 This condition will be adhered to. The temporary buildings will be removed once no longer required, and prior to the end of three academic years.

## 2.4 Interpretation of Class CA

- 2.4.1 Class CA.3 clarifies what constitutes ‘vacant commercial land’ for which the permitted developments will apply, stating;
- 2.4.2 **‘vacant commercial land’ means any land on which-**
- (a) **all buildings have been demolished; and**
  - (b) **which was last used for a purpose falling within one of the following provisions of the Use Classes Order –**
    - i. **Class C1 (hotels) of Schedule 1;**
    - ii. **Class C2 (residential institutions) of Schedule 1;**
    - iii. **Class C2A (secure residential institutions) of Schedule 1;**
    - iv. **Class E (commercial, business and service) of Schedule 2.**
- 2.4.3 Approval was provided by Bury Council in August for the demolition of all the previous buildings on the site, (reference 70002). Completion of the demolition of all the previously existing buildings took place in 2024 following the award of this permission, and in advance of September 2024 when the existing temporary school buildings opened.
- 2.4.4 The principal last use of the site was as an indoor leisure centre, with the site providing a sports hall, gym and changing facilities. A temporary swimming pool was also formerly provided on site, which closed in advance of the leisure centre as a whole later closing.
- 2.4.5 The proposed temporary school buildings are to be sited on the location where the leisure centre’s sports hall formerly stood.
- 2.4.6 The site’s last use therefore falls within Use Class E, as an indoor sports and recreation use, satisfying part (b) of the above.
- 2.4.7 It has been agreed through prior pre-application engagement with the local authority, that this appropriately reflects the site’s past use, and that this requirement can be taken as being satisfied.

## 3. PLANNING CONSIDERATIONS

### 3.1 Introduction

- 3.1.1 The following Section provides a summary of national and local planning policy of relevance to this application. Following this is an assessment of the five areas which the local planning authority are obliged to consider in respect to the prior approval process, as outlined within Class CA.2 (b) of the regulations, and as indicated in Section 2 of this Statement.

### 3.2 Planning Policy

#### National Planning Policy Framework (NPPF)

- 3.2.1 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaces all former Planning Policy Statements, Planning Policy Guidance Notes and some government Circulars with a single consolidated document. It was last updated in December 2024.
- 3.2.2 Page 2 refers to the definition of sustainable development by Resolution 24/187 of the United Nations General Assembly, i.e. development “meeting the needs of the present without compromising the ability of future generations to meet their own needs”.
- 3.2.3 Paragraph 8 provides the three dimensions to sustainable development in the planning system:
- **‘an economic role** – contributing to building a strong, responsive, and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and,
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.’

3.2.4 Again, the document reaffirms the Government’s presumption in favour of sustainable development (para 11) and places the presumption at the heart of the planning system. In essence, an overriding presumption in favour of sustainable development is threaded throughout the document and should be considered at the heart of national planning policy.

3.2.5 Paragraph 32 guides decision making in respect to transport considerations, stating;

Plans and decisions should take account of whether:

- The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- Safe and suitable access to the site can be achieved for all people; and
- Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.’ (Our emphasis).

- 3.2.6 Chapter 8 on ‘Promoting Health and Safe Communities’ at Paragraph 100 specifically address the need for the provision for school places and states;

*“It is important that a sufficient choice of early year, school and post 16 places are 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.”*

- 3.2.7 It goes on to indicate that local authorities should;

*“Give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications”.*

- 3.2.8 Chapter 9 relates to sustainable transport, with paragraph 109 encouraging transport issues to be considered at the earliest possible stage of development proposals, which should involve; ensuring patterns of movement, streets, parking and other transport considerations are integrated to the design of schemes; understanding and addressing the potential impacts of development on transport networks; and identifying and pursuing opportunities to promote walking, cycling and public transport use.

- 3.2.9 Paragraph 187 is of relevance to considerations of land contamination and noise impacts. The paragraph states;

*“The planning system should contribute to and enhance the natural and local environment by...preventing new and existing development from contributing to being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.”*

- 3.2.10 Paragraph 198 deals with issues around noise, indicating that planning policies and decision should ensure that new development is appropriate for its location, and in doing so avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

## The Local Development Plan

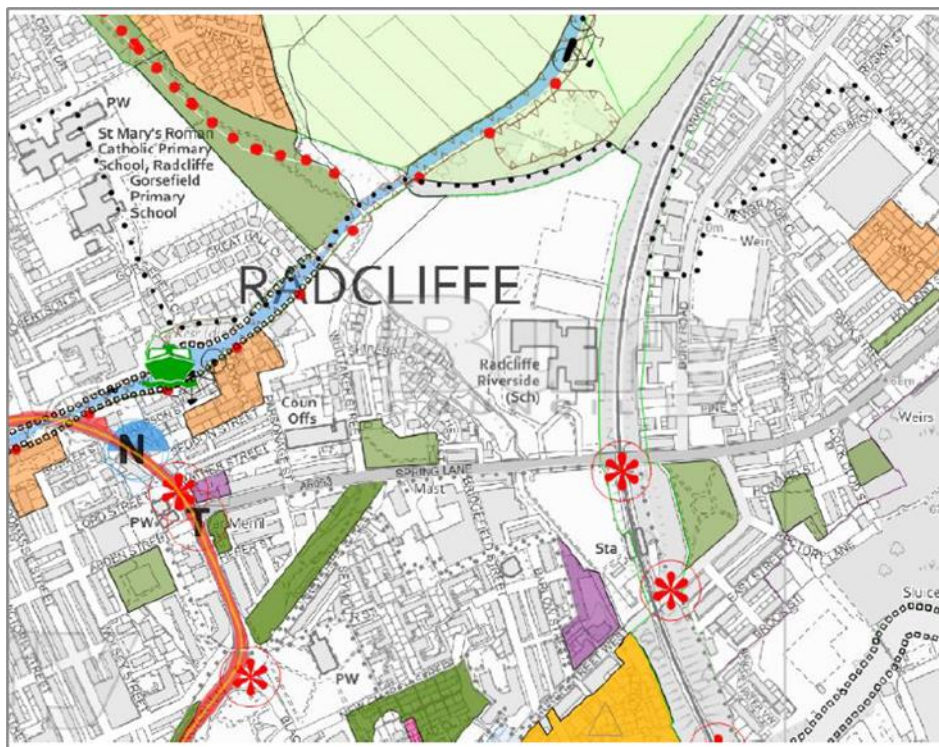
3.2.11 The site falls wholly within the administrative boundary of Bury Council. The statutory development plan is the adopted Bury Unitary Development Plan (UDP) 1997.

3.2.12 The Council are in the process of developing a new local plan for the area, however no draft plan has been published for review at the time of writing.

3.2.13 The policy position applicable to the site, and relevant policies from the Local Plan are summarised below.

### **UDP Policies**

3.2.14 The site itself is not specifically allocated for any use within the adopted UDP. The site is located within the Radcliffe Renewal Area (Policy H5/1/2)



*Extract from Bury's adopted UDP Proposals Map*

3.2.15 Policy H5/1/2 Area Improvement - Radcliffe Renewal Area

3.2.16 The site is located within the Radcliffe Renewal Area, which is a focus area for

larger scale improvements to the local housing environment. The policy lends support for urban renewal within the Radcliffe area.

3.2.17 Policy EN1/1 – Visual Amenity

3.2.18 This policy seeks to deter poor design, in indicating that development which would have a detrimental effect on views of prominent buildings of historical or architectural interest or the visual amenity of areas of environmental interest will not be permitted.

3.2.19 Policy EN1/2 – Townscape and Built Design

3.2.20 The policy indicates that the Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. This includes considerations of appearance and design, density, ease of access and relationship to a development's surrounding area.

3.2.21 Policy EN5/1 – New Development and Flood Risk

3.2.22 The council emphasises that it will not permit development where such development would be at risk of flooding or increase the likelihood of flooding elsewhere.

3.2.23 Policy EN7/2 – Noise Pollution

3.2.24 The Council will not permit development that will lead to unacceptable noise nuisance.

3.2.25 Policy HT2 – Highway Network

3.2.26 The Council seeks to improve and maintain the existing network of roads and footpaths, preference will be given to developments that incorporate the following improvements in to their schemes;

- Improve road safety;

- Improve the operation and therefore the attractiveness of the public transport network;
- Improve or protect the economic viability of the Borough or local area;
- Improve the flow of traffic;
- Improve or protect the environment.

3.2.27 Policy HT2/4 – Car Parking and New Development

3.2.28 This policy requires all new developments to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards. The Council adopt maximum car parking standards which are set out within Supplementary Planning Document Guidance Note 11- Parking Standards.

3.2.29 Policy HT4 – New Development

3.2.30 This policy considers the location of new development and encourages proposals which;

- Support the principles of sustainable development;
- Assist the implementation of a balanced transportation strategy;
- Minimise the environmental impact of traffic.

3.2.31 Policy HT5 – Accessibility for those with Special Needs

3.2.32 This policy is aimed at improving accessibility, and the means of movement for the mobility impaired and those with special needs.

3.2.33 Policy HT6 – Pedestrians and Cyclists

3.2.34 This policy seeks to provide new and improved facilities for pedestrians and cyclists.

3.2.35 Policy HT6/1 – Pedestrian and Cyclist Movement

3.2.36 This policy will ensure that pedestrians and cyclists are able to move safely and conveniently. This will be achieved through measures which include:

- Eliminating points of conflict between pedestrians/cyclists and motor vehicles;
- Providing direct and convenient routes;
- Ensuring that routes are well lit and clearly signed;
- Ensuring that all proposals for development recognise the needs of pedestrians and cyclists; and
- Providing secure cycle parking and identifying cycle routes, where appropriate.

3.2.37 Policy HT6/2: Pedestrian/Vehicular Conflict

3.2.38 The policy identifies that the Council will aim to avoid pedestrian and vehicular conflict through adopting various measures such as; improved pedestrian crossing facilities, proposals aimed to reduce traffic speed and clearly signed pedestrian routes.

3.2.39 Policy CF1: Proposals for New and Improved Community Facilities

3.2.40 This policy clarifies that any new proposals for new and improved community facilities will generally be looked on favourably.

3.2.41 Policy CF1/1 Location of New Community Facilities

3.2.42 This policy indicates that proposals for new and improved community facilities will be considered with regard provided to considerations including; their impact on residential amenity, traffic generation, the scale and size of development and accessibility.

3.2.43 Policy CF2: Education Land and Buildings

3.2.44 This policy states that the Council will consider favourably proposals for the provision, improvement and dual use of educational facilities.

#### **Radcliffe Strategic Regeneration Framework (2020)**

3.2.45 The Regeneration Framework, adopted in 2020, specifically identifies the site to provide for the delivery of a new secondary school, reflective of its potential to remedy the lack of access to local secondary school places in Radcliffe. The Framework sets out that the site is ideally located, easily accessible by foot, bus and tram.

#### **3.2.46 Places for Everyone (PfE) Joint Development Plan**

3.2.47 The Place for Everyone Joint Development Plan, adopted in 2024, provides a strategic spatial strategy for nine Council areas across Greater Manchester. The PfE Plan deals with strategic planning matters of significance across the Joint Plan area.

3.2.48 Within the PfE Plan, the application site as well significant land further to the north beyond the canal all forms part of a allocation JPA7. This allocation referred to as Policy JPA7 - Elton Reservoir, envisages a strategic residential-led development which will also incorporate a new secondary school.

### **3.3 Transport and Highways**

3.3.1 Full consideration of the transport and highways considerations are provided in the Transport Statement provided.

3.3.2 The current access to the existing temporary school on the site will be retained and utilised to access the second temporary school block. This access was approved and constructed as part of the planning application for the original temporary school facilities (planning reference 70002).

- 3.3.3 The site's vehicle access is a 5.5m wide gated access, provided at an appropriate distance from Spring Lane. This access provides adequate width for two vehicles to pass safely. Pedestrian access is through a separate gate to the west of the vehicular access, promoting safe access for pedestrians.
- 3.3.4 The local parking standards are set out within Bury Council's Parking Standards Supplementary Planning Document Guidance Note 11 (2007) and have been considered in the proposed car parking arrangements for the extended temporary school.
- 3.3.5 Planning approval (ref: 70002) for the existing temporary school facilities included provision for 25 parking spaces and 6 accessible spaces on the site to be used by up to 30 FTE staff. This planning application seeks to add a further 22 parking bays to the existing car park to support the additional staff required at the school. This additional provision has been considered through dialogue with the school and is deemed suitable to meet the requirements and operations of the school.
- 3.3.6 A further 20 cycle spaces are proposed to be incorporated, adding to the existing 20 spaces on site. These will be located in the same area (east of the existing temporary classrooms) to meet the standard requirements.

## **3.4 Noise Impacts**

- 3.4.1 To allow for an assessment of the noise impacts associated to the proposed additional temporary school accommodation on the site, a detailed Environmental and Intrusive Noise Study has been undertaken and has been provided in support of the application.
- 3.4.2 The assessment undertaken has been informed by an assessment of the prevailing background noise climate and has considered the location and operational use of the proposed additional temporary school buildings with respect to the closest noise sensitive properties.
- 3.4.3 The location for the proposed additional temporary buildings do not represent a

particularly noise sensitive location, being adjacent to existing temporary school buildings and with the closest residential properties being located circa 40 metres away. To ensure that noise disturbance does not occur, the Noise Study provides maximum noise levels to be adhered to for the operation of any required external plant and services associated to the development.

- 3.4.4 It has been shown that noise from the operation of the temporary school will not result in any significant detrimental impact upon the residential amenity enjoyed at the closest residential properties. The proposals are therefore compliant with the requirements of the NPPF and local planning policy.

### **3.5 Contamination Risks**

- 3.5.1 To consider potential contamination risks associated to the proposed development, a supporting Geo-Environmental Addendum Report and Outline Remediation Strategy has been completed and is provided in support of the application. This report has been informed by extensive prior assessment undertaken at the site, including prior Phase 1 and Phase 2 Geo-Environmental investigations undertaken across the wider school site. The geo-environmental assessment has identified no evidence of contamination which would pose a plausible risk to human health and the site has been considered suitable for the proposed temporary school development, subject to the implementation of the suitable remediation measures outlined.
- 3.5.2 A Coal Authority Mining Report (December 2024) has been commissioned and is provided within the Geo-Environmental Report. This confirms that according to the Coal Authority's knowledge, there are no probable unrecorded shallow workings beneath the site. The temporary accommodation lies outside of the Coal Authority Development High Risk Area, therefore any risk from shallow unrecorded mine workings is considered to be low, with no further action considered necessary in this regard with respect to the proposed new temporary buildings.

### **3.6 Flooding Risks and Drainage**

- 3.6.1 The site is entirely located within Flood Zone 1 as defined by the Flood Risk Map for Planning provided by the Environment Agency and is therefore categorised as being at very low risk of flooding from fluvial or tidal sources. As such, there is no planning policy requirement for a Flood Risk Assessment to support planning applications for sites which are within Flood Zone 1 where the site area is below 1 hectare in size. The area of works for the installation of the proposed additional temporary buildings is below this threshold.
- 3.6.2 Notwithstanding this, a Flood Risk Assessment and Drainage Strategy Technical Note has been provided to support the application for completeness, and to ensure that the considerations set out in the relevant prior approval requirements of Class CA of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2017 are addressed.
- 3.6.3 The Flood Risk Assessment confirms that the site is at very low risk of flooding, and similarly identifies that the site is not considered to be at risk from groundwater flooding.
- 3.6.4 In terms of drainage, the proposed temporary development will have a dedicated surface water network that will collect rainwater from the buildings' roofs and impermeable surfaces and discharge into the existing drainage network through re-using the existing drainage connection which served the previous uses on the site and which serves the existing temporary buildings. This approach was previously agreed for the existing temporary teaching accommodation on the site.

### **3.7 Siting and Design**

- 3.7.1 Consideration to siting, design and the character of the area has informed the proposals and the layout put forward.

- 3.7.2 The temporary accommodation will be of a high-quality and is being purpose designed for the school's requirements. It will therefore be fully equipped to meet the school's educational needs and those of its pupils.
- 3.7.3 The additional temporary classroom buildings are proposed to be positioned directly to the north of the existing temporary blocks. The proposals include for providing a new multi-use games area (MUGA) to support delivery of the PE curriculum, a dedicated Special Educational Needs (SEN) garden and general outdoor play and seating areas.
- 3.7.4 The proposed temporary buildings are set back a significant distance from Spring Lane, behind the existing temporary school buildings. The proposed additional buildings will therefore have a limited visual impact on the Spring Lane streetscene and frontage during the temporary duration of their use.

## 4. SUMMARY AND CONCLUSIONS

- 4.1.1 This Statement supports an application submitted to Bury Council for determination as to whether Prior Approval is required for the installation of temporary school facilities at the identified site on Spring to support the Star Radcliffe Academy.
- 4.1.2 Due to a delay to the scheduled commencement of the development work for the permanent school, there is now a critical requirement for an additional temporary teaching block and supporting facilities to be provided on the site from September 2025 to support the school's operations for the 20245/25 academic year, and the associated intake of the school's second year of pupils.
- 4.1.3 Provisions within the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015, (Schedule 2, Part 4, Class CA) (as amended) allows for the provision of a temporary state funded school on 'previously vacant commercial land', including the installation of temporary school buildings. The information provided in support of this application demonstrates that the requirements of the regulations are met by the development proposals.
- 4.1.4 The supporting application documents provide evidence and justification in respect to the five material considerations which are of relevance to the local planning authority in determining the Prior Approval application. The information presented establishes that the proposed development can be successfully and safely undertaken at the site with consideration to; transport and highways, noise, contamination risks, flood risk/drainage and design matters.
- 4.1.5 The information and evidence presented with the application establishes that the development meets the relevant planning regulations, and that Prior Approval can be granted.

## **APPENDIX A – DEPARTMENT FOR EDUCATION SUPPORTING LETTER**



Department  
for Education

North West Regions Group  
Piccadilly Gate  
Manchester  
M1 2WD

Reference: FS1013

Date: 09 January 2025

To whom it may concern,

I can confirm that on 5 February 2021 the Department for Education approved the Free School application for Star Radcliffe Academy, Bury, made by Star Academies Trust.

The school opened in temporary accommodation, on 1 September 2024, as part of the Free Schools programme, whilst the permanent school buildings are built and is a state funded school.

Yours sincerely

Mark Taylor

North West Regions Group