

Our Reference: 784-B047825

Planning Portal Reference: PP-14759703

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

30th March 2026

Dear Sir/Madam,

**APPLICATION TO DISCHARGE CONDITIONS 10, 22, 31, 32 AND 35 ASSOCIATED TO
PERMISSION Ref. 72502**

STAR RADCLIFFE ACADEMY SCHOOL

Spring Lane, Radcliffe, Manchester, M26 2SZ

On behalf of our client, Morgan Sindall Construction, working with the Department for Education, we have been instructed to submit an application to discharge five conditions associated with planning permission 72502, at the Star Radcliffe Academy, Spring Lane, Radcliffe.

Permission reference 70071, was granted on 22nd November 2023 for the Erection of a new secondary school alongside supporting sports facilities, car parking, landscaping, site infrastructure, new access road and associated access infrastructure. Subsequently, a Section 73 application for the variation of Condition 2 (approved drawings) attached to the original permission was submitted.

Following this permission, another Section 73 minor-material amendment was submitted on the 11th November 2025 and given the application reference 72502. The application sought to amend the approved drainage strategy and also provided revisions to the landscaping proposals.

Permission 72502 was granted on 19th March 2026 and therefore represents the most recent permission for this school's development and for which we are seeking to discharge the conditions against. The description of development for permission reference 72502;

"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."

The conditions we are seeking to discharge against this permission are conditions 10, 22, 31, 32 and 35.

Condition 10 requires the submission of a sustainable drainage management and maintenance plan. The Condition reads as follows;

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.

The following document has been submitted with this application to discharge condition 10;

- Drainage Maintenance Plan - FS1013-REN-XX-XX-T-C-0163.

Condition 22 requires the submission of a full School Travel Plan. The Condition reads as follows:

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.

A Framework Travel Plan was submitted with the original planning application. The framework Travel Plan has now been superseded with the full Travel Plan in order to discharge condition 22;

- Travel Plan - Star Updated Travel Plan. FS1013-VS-XX-XX-T-H-1003 TP.doc (Star Update Feb 2026)

Condition 31 requires details to be provided on the design and layout of the 3G pitch, 2G pitch and MUGA. The condition reads as follows:

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.

The following drawings have been submitted in support of discharging condition 31;

- FS1013-SEL-EX-XX-D-SC-5002 – Generic Pitch Sections
- FS1013-SEL-EX-XX-D-SC-8001 – 3G Pitch Dimensions
- FS1013-SEL-EX-XX-D-SC-8002 – MUGA Pitch Dimensions
- FS1013-SEL-EX-XX-D-SC-8003 – 2G Pitch Dimensions
- FS1013-SEL-EX-XX-T-SC-9001 - 3G Synthetic Turf System Specification
- FS1013-SEL-EX-XX-T-SC-9002 - 2G Synthetic Turf System Specification

Following a review, a specification drawing has been provided with the inclusion of a shock pad layer on the 3G pitch to provide a pitch which will be compliant with use for rugby training. The drawings provide the dimensions of all pitch markings for the 3G and 2G pitches and the MUGA.

The 3G pitch is shown to include markings for an U15/U6 football pitch, as well as 4no. five-a-side pitches.

Condition 32 relates to the submission of a ball strike assessment. The Condition reads as follows:

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.

The Condition wording refers to the western boundary of the site. However, it is our understanding that this a mistake and the condition exists to give consideration to the Metrolink line to at the eastern boundary. The following are provided;

- LSUK.26-0094_FTA_V2 – Ball Strike Risk Assessment.
- FS1013-ALA-EX-ZZ-D-L-9030 P01 – Ball Stop Netting Review.

The Ball Strike Assessment provided 2 design options under Section 7. Ultimately the 'Alternative Mitigation Solution' has been proposed and agreed to be taken forward by the design team. This is reflected on the Ball Stop Netting Review drawing.

The ball stop netting review provides details on the fencing proposed along the eastern boundary which includes a 3m high anticlimbing weldmesh fence around the all-weather pitch MUGA and 2G pitch. The eastern boundary of the 3G pitch and MUGA also includes provision for a 2m high ball stop netting.

Condition 35 requires the submission of a Management and Maintenance Scheme. The Condition reads as follows:

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.

In order to discharge condition 32, the Landscape and Ecological Mitigation Plan (LEMP) has been updated under Schedule 6 to refer to the maintenance manuals for both the 3G and 2G pitches which are also included as part of this submission.

Therefore, the documents submitted in support of discharging condition 32;

- FS1013-ALA-EX-ZZ-T-L-0003 Landscape and Ecology Management Plan LEMP P07.
- FS1013-SEL-EX-XX-T-SC-9004 - 2G Synthetic Turf System Maintenance Manual.
- FS1013-SEL-EX-XX-T-SC-9003 - 3G Synthetic Turf System Maintenance Manual.
- Letter from Star Academies date 25 March 2026.

The letter from Star Academies confirms that the Trust will be responsible for ensuring that the pitches are operated and maintained in accordance with the relevant maintenance manuals and that they will make provision for the repair, renewal and replacement of the artificial grass pitch when it reaches the end of its design life.

The application has been submitted via the Planning Portal and has been given the reference: PP-14759703. The requisite application fee of £298 plus £85 Planning Portal service charge has been paid separately via BACS.

I trust that the enclosed documents provide the necessary information to enable your Authority to determine the application and I look forward to receiving formal acknowledgement that the