

Our reference: 784-B047825

Planning Portal Reference: PP-13931672

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

24th April 2025

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

Non-material Amendment Application to Planning Permission ref. 70381

On behalf of our client Morgan Sindall Construction, working with the Department for Education, this letter supports the submission of a Non-material Amendment (NMA) application to seek amendments to planning permission reference 70381 under Section 73 of the Town and Country Planning Act 1990.

Planning History

Permission reference 70381 was granted on 8th March 2024 for the variation of Condition 2 (approved drawings) attached to original permission (reference 70071) relating to the development of the new Star Radcliffe Academy school at the application site. Permission 70381 therefore represents the most recent permission for this school's development.

The description of development for permission reference 70381 is as follows:

“Variation of condition 2 (approved drawings) following planning permission 70071 (Erection of new secondary school alongside supporting 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 proposal and amend conditions 12, 23, 24 and 33 to update wording and approved drawings referenced within each condition.”

Proposed Amendments

This application is principally required to accommodate amendments to the positioning of a new substation which is included within the development, and which is required to provide power to the new school buildings. A number of additional minor revisions to the landscaping and the design for the new school building are also proposed.

The application is accompanied by the following proposed substitute drawings, as identified in the below table.

Previously Approved Drawing (70381)	Updated Drawings Now Submitted
Whole Site Plan - FS1013-ALA-EX-ZZ-D-L-0001 P12	Whole Site Plan - FS1013-ALA-EX-ZZ-D-L-0001 - P17
Site Landscaping Plan - FS1013-ALA-EX-ZZ-D-L-0004 S2 P07	Site Landscaping Plan - FS1013-ALA-EX-ZZ-D-L-0004 – Overview - P11
Planting Plan - FS1013-ALA-EX-ZZ-D-L-0010 S2 P07	Planting Plan - FS1013-ALA-EX-ZZ-D-L-0010 - P09
Fencing General Arrangement - FS1013-ALA-EX-ZZ-D-L-0012 S2 P07	Fencing General Arrangement - FS1013-ALA-EX-ZZ-D-L-0012 - P09
Access Strategy – Parking Strategy - FS1013-ALA-EX-ZZ-D-L-0026 S2 P06	Access Strategy - Parking Strategy - FS1013-ALA-EX-ZZ-D-L-0026 - P07
Tree Retention and Removal Plan - FS1013-ALA-EX-ZZ-D-L-0031 S2 P05	Tree Retention and Removal Plan - FS1013-ALA-EX-ZZ-D-L-0031 - P07
Elevations – FS1013-AHR-XX-ZZ-D-A-2010 S4 Rev P06	Elevations – FS1013-AHR-XX-ZZ-D-A-2010 S4 Rev P11
Proposed Ground Floor & Sports Plan – FS1013-AHR-01-00-D-A-2001 S4 Rev P13	Level 00 General Arrangement – FS1013-AHR-01-00-D-A-2001 Rev C01

The proposed amendments are highlighted on the updated 'Whole Site Plan' provided for ease of reference.

The updated drawings submitted with the application detail the amendments being sought. The proposed amendments include;

- A repositioning of the high-voltage (HV) substation in the southern area of the site in order to facilitate better access for construction vehicles along a temporary haul road within the site during the construction period.
- Minor revisions to the soft landscaping layout for the habitat and outdoor learning area located in the northeastern corner of the site.
- Updates to the line markings within the hard informal playground area.
- A small outdoor canopy has been added within the Special Educational Needs (SEN) garden.
- Minor changes on the elevations of the school building associated to the building's fenestration. These involve adjustments to the SEN door position on the northern elevation following modifications to the internal SEN space design, as well as minor adjustments to a small number of other window placements and details.
- Minor revisions to the ground floor layout within the SEN department.
- Louvred plant deck screen added around the roof plant area on level 01.

- Materials palette to include the use of a white glazed brick on the main entrance reveal area (as previously shown in discharging condition 7, materials).

The changes proposed as part of this non-material amendment application are considered to be very minor in nature and not material to the previous award of planning permission.

The amendments do not change the scale or massing of the school building. The proposed amendments will similarly not materially impact upon any neighbouring properties or the Metrolink tramline to the east. It is therefore considered appropriate that the minor changes outlined can appropriately be considered as non-material in the context of the planning permission for the site.

I trust that the above information is sufficient to validate and determine the application. Should you have any queries in the meantime, please do not hesitate to contact me.

Yours faithfully,



Peter Campbell

Associate Director - Planning (MRTPI)

Tetra Tech