



MM2407
Proposed School, Whitefield Centre, Bury

Design & Access

31.10.2024

CONTENTS

Planning Statement

Planning Policy Context

Site Analysis

Existing Site Plan

Photographic Survey

Transport Statement

Noise Survey

Contaminated Land, Coal Mining and Drainage Statements

Digital Connectivity and Carbon Energy Statements

Employment Land Report

Crime Impact Statement

Proposed Site Plan

Hard + Soft Landscape Plan



Planning Statement

Introduction and Purpose

This planning statement is submitted on behalf of Bury County Council in support of a planning application for the installation of temporary modular buildings at Whittaker Street, Bury. The temporary structures will be used as additional classrooms and facilities to accommodate increased student numbers at the Whitefield Centre. The proposed temporary accommodation will be used for a period of four years, during which time a permanent structure will be built.

Background- Need for Temporary Accommodation

In December 2023 cabinet approved the relocation of Spring Lane School to the New Kershaw Centre (NKC). This was to enable the construction of the new secondary school to proceed, to be sited on land off Spring Lane, Radcliffe. The relocation of Spring Lane School to New Kershaw Centre (phase 1) was required before the 1st March 2024 in order to provide DfE with vacant possession of the site. This date was achieved with the PRU relocating at the end of February 2024. The move away from the Spring Lane site resulted in a loss of accommodation across the whole of the PRU’s existing estate. The loss of accommodation was exacerbated by the Milltown House site closure due to its poor condition. Despite the works carried out in phase 1 to relocate the school from Spring Lane to the New Kershaw Centre there still remained a shortfall of teaching facilities, particularly in respect to the delivery of vocational subjects, sports and science. The reprovision of the lost facilities could not be delivered within phase 1 of the works, due to the extremely tight programme. The local authority has worked with the leadership team of Spring Lane school, and the Oak Leaning Partnership which is the proposed sponsor of Spring Lane School, to determine the immediate requirements for accommodation, but also to develop a longer-term estate strategy recognising the changing demands on provision, and the existing fragmented nature of the PRU estate, operating out of four buildings.

Design and Appearance

The modular buildings are pre-fabricated, modern structures designed to blend with the surrounding environment. They will be placed centrally within the site with new 2.4m high bounday palidin fencing throughout and positioned to ensure minimal visual impact on the surrounding residential area. The buildings will be low in scale with a centralised courtyard and covered external spaces. Although these are temporary structures, they will be safe, functional, and accessible for all users.

Impact on the Surrounding Area

The temporary buildings will have minimal impact on the surrounding neighborhood. They are set back from the main roads and positioned to reduce visual impact on nearby residences. The design will ensure that the structures do not overlook or overshadow adjacent properties.Existing boundary walls and mature landscaping shall be retained throughout. a seperate accessway shall be constructed to the rear of the dwellings to the NE of the site along Whittaker Road to allow for bin access from these propoerties without the necessity of accessing the site. Additional landscaping has been proposed between the redidential properties to the north and north west of the site acting as a further buffer to mitigate noise and screeneing potential overlooking into properties. Additionally, noise and disruption during construction will be kept to a minimum, with careful management of site activities, and will be completed within a short time frame.

Access and Traffic Impact

Access to the temporary buildings will be through the existing school entrances for both vehicles and pedestrians via Whittaker Street. Traffic during the delivery and construction phases will be managed to avoid disruption during peak traffic hours and minimise any impact on local residents. No significant increase in long-term traffic is expected as the number of staff and students will not substantially change. Parking provisions will remain in line with current arrangements.

Conclusion

The installation of temporary modular school buildings at Whittaker Street is essential to meet the current needs of the school while ensuring minimal disruption to the surrounding community. The temporary nature of the proposal ensures that the site can revert to its original state once the buildings are no longer required. This development is in line with both local and national planning policies and seeks to support the continued provision of high-quality education at the Whitefield Centre.

We kindly request that this planning application be approved in order to facilitate the timely installation of the necessary temporary school accommodation.



The site is located between Whittaker Street and Parsonage St, Radcliffe, Bury. A previous 2 storey red brick building occupied the site which was a former school building and in more recent times had been used as offices. with circa 56no. car and bus parking spaces accessed from Whittaker St. The surrounding area is predominantly residential, and the schoolshall be a key part of the local community. There is access to the site via the established vehicular and pedestrian access along Whittaker Street, and parking and delivery of materials will be managed to minimise disruption to local residents (refer to site analysis and photoagrahic study below).



Planning Policy Context

The proposed installation of temporary modular buildings at Whittaker Street, Bury, is consistent with both the Places for Everyone (PFE) framework and the relevant policies of Bury's Unitary Development Plan (UDP). The proposal has been carefully considered in light of these planning frameworks, ensuring it contributes positively to local development objectives while addressing the urgent need for additional educational facilities at Whitefield Centre.

Places for Everyone (PFE)

The Places for Everyone joint development plan prioritises sustainable growth and the delivery of essential services, including education, in response to growing community needs. This proposal supports these strategic objectives in several ways:

Addressing Local Educational Demand: The temporary classrooms and facilities directly address the pressing need for additional educational capacity to accommodate increasing student numbers. This aligns with the council's goal of ensuring adequate infrastructure is in place to meet the demands of a growing population, particularly in the context of public services such as education.

Temporary Nature and Future Development: The installation of temporary modular buildings is a pragmatic response to the immediate need for space while aligning with long-term development plans. The four-year timescale for the temporary buildings ensures they will serve as an interim solution without impeding future development or land use plans for the site. The planned construction of a permanent structure during this period also demonstrates a commitment to sustainable, forward-thinking planning, aligning with the strategic goals of the PFE for accommodating growth in a phased and responsible manner.

Minimising Long-Term Impact: Since the temporary structures will only be in place for a limited time, they will not result in long-term impacts on the landscape or local land use. This is consistent with PFE's focus on ensuring that short-term developments do not conflict with broader, long-term land use and infrastructure strategies.

Unitary Development Plan (UDP)

The proposal also adheres to the policies outlined in Bury's Unitary Development Plan (UDP), particularly those related to land use, design, and the management of temporary structures. Several key UDP principles are addressed by this proposal:

Land Use: The proposal fits within the existing land use designation for the area, ensuring that educational facilities are provided where they are needed most. The location of the temporary structures has been carefully selected to ensure compatibility with the surrounding land uses and to minimise any disruption to the neighbouring community, located on an already established educational use site.

Design Considerations: The modular buildings have been designed with sensitivity to the local environment. While the structures are temporary, their scale, massing, and appearance have been chosen to blend in as much as possible with the surrounding context. Although the buildings are utilitarian in nature, efforts have been made to ensure they are visually unobtrusive and harmonious with the existing school facilities and adjacent properties.

Traffic and Access: The proposed development takes advantage of the existing access route along Whittaker Street, which has been established for school use. This minimises any additional strain on local traffic or the need for new infrastructure. The temporary buildings will not create significant new traffic demand, and any minor increase will be managed within the current transport infrastructure, ensuring safety and convenience for both the school and the surrounding community.

Minimising Community Disruption: The proposal recognises the importance of minimising disruption to the local community during the installation and use of the temporary buildings. Care has been taken to ensure that construction will be conducted with minimal noise, dust, or other disturbances and with a short on-site construction period. The structures themselves will be placed in such a way as to reduce any potential impact on the surrounding neighbourhood and connect into existing drainage infrastructure, therefore minimising the amount of excavation and removals from site.

Temporary Structures: Bury's UDP acknowledges that there are occasions where temporary structures may be necessary to address short-term needs. This proposal fully complies with UDP policies regarding the use of temporary buildings, ensuring that they are appropriately scaled, located, and removed once they are no longer required. The four-year limit on their use further demonstrates that these buildings are a temporary solution, supporting the broader planning goals for the area.

In summary, the proposed development is fully aligned with both the Places for Everyone and Unitary Development Plan frameworks for Bury. The installation of temporary modular buildings at Whittaker Street is a necessary and carefully considered response to increased educational demand, with a commitment to ensuring that the site can continue to serve the needs of the community while planning for long-term, sustainable development.



Site Analysis

The site is located in Radcliffe to the Southwest of Bury, and is sandwiched between Parsonage St and Whitakker Street. The site analysis diagram below shows the sun-path and highlights the publicly accessible green areas in the local area.

The site was once used for a school building and associated parking & playground but is now a vacant, unused, graveled area within a dense residential neighbourhood. The proposal has the potential to introduce more greenery to the site, enhancing the vicinity and improving the view from the surrounding houses.



Existing Site Plan

The existing site currently lies vacant and unused. There are a few mature trees and shrubs in the top Northwest corner which are to be retained. The boundary conditions are a mixture of brick walls, fencing and railings.



Photographic Survey

① View from junction of Whittaker St and Spring Lane



② View from Whittaker St on approach to site



③ View from Whittaker St across site frontage.



④ View from Parsonage St to southern boundary of site



⑤ View from Parsonage St to adjacent public car park



⑥ View from Parsonage St with existing boundary fence and wall to be retained



Photographic Survey

⑦ View from Parsonage St along northern boundary. Existing fence to be retained.



⑧ View from Parsonage St along northern west boundary. Existing fence to be retained.



⑨ View within site towards southern boundary. Existing historic walls to be retained.



⑩ View within site towards western boundary. Existing walls to be retained with new 2.4m high palidin fence set behind.



⑪ View within site along western boundary. New planting shall help screen views from adjacent residential.



⑫ View within site along northern boundary. Mature trees to be retained.



Photographic Survey

⑬ View within site towards rear of adjacent dwellings along Whittaker St. Intention is to form a new route for bin access for dwellings.



⑭ View of adjacent green space along Whittaker St.



⑮ View within site towards eastern boundary. Existing school gates shall be retained and re-purposed for pedestrian access.



⑯ View from junction of Parsonage St and Spring Lane.



⑰ View within site towards southern boundary where new 2.4m high palidin fence shall be located.



Transport Statement

This transport statement has been prepared in support of the planning application for the installation of temporary modular school accommodation at Whittaker Street, Bury. The temporary buildings will be in place for a period of 4 years, after which they will be removed.

The purpose of this statement is to assess the potential impact on the local transport network, including highways, parking provision, and site accessibility, ensuring that any disruption to local residents and road users is minimised.

Site Location and Access

The site is located within the grounds of a previous school site, which is situated on Whittaker Street, Radcliffe in Bury. Whittaker Street is a local road with moderate traffic flow and connects to the wider highway network via Spring Lane and then onto the A6053 and A665. The school's primary vehicular and pedestrian access is via Whittaker Street, with pedestrians entering through the original school gates. The original parking provision for the site was circa 56no. spaces.

- **Surrounding Area:** The area surrounding the school is predominantly residential, with a mixture of terraced and semi-detached properties. There are no significant retail or commercial centers nearby that would increase traffic volumes.
There is ample on-street parking and a public car-park immediately adjacent to the site on Parsonage Street that could provide additional parking if required.
- **School Access Points:** The existing main school entrance on Whittaker Street will continue to serve as the primary access for vehicles and pedestrians during the use of the temporary accommodation.

Highways Impact

The introduction of temporary modular buildings is not expected to significantly increase vehicle traffic to or from the site, as the school population shall be at a maximum capacity of 50 pupils. The number of students and staff using the buildings shall be significantly lower than the original school's capacity or subsequent office provision located here, therefore a betterment in terms of traffic use to and from the site.

- **Construction Phase:** During the installation and removal of the modular buildings, construction traffic will be managed carefully. Deliveries of materials and equipment will be scheduled outside of peak traffic drop-off and pick-up times to avoid congestion. This phase is expected to last approximately 12 weeks with minimal disruption to the local highways network.
- **Operational Phase:** Once operational, the modular buildings will be used for classroom, ancillary and associative external play and covered space and no significant increase in vehicle movements is anticipated beyond peak traffic hours.

Parking Provision

The school currently shall provide 27no. parking spaces on-site, which cater to staff and visitors. There are no changes proposed to parking arrangements over the duration of the 4 years as the number of staff and students will not increase as part of this temporary accommodation.

- **Staff Parking:** The on-site parking provision will remain sufficient for staff during the use of the temporary accommodation.
- **Visitor Parking:** Temporary visitors, including construction workers during the installation phase, will be required to park in designated areas within the site, ensuring no impact on street parking for local residents.
- **Student Drop-off/Pick-up:** The arrangement for student drop-off and pick-up shall be within the curtilage of the car-park with bus/bin turning accommodated here, with no significant impact on local traffic expected. Parents are encouraged to use designated areas and adhere to staggered drop-off and pick-up times to reduce congestion.

Public Transport Accessibility

The site benefits from good public transport links, with the nearest bus stops located within a 100m walk of the school. These bus routes provide regular services to Bury town center and surrounding areas, offering an alternative to private car use for staff and older students.

Encouraging staff and students to use public transport will continue to be a priority during the operation of the temporary accommodation, helping to minimize the overall traffic impact on local roads.

Pedestrian and Cycle Access

The school is committed to promoting sustainable transport, including walking and cycling. Safe pedestrian access will be maintained through the previous school gates, with the school's existing footpaths remaining open and well-maintained.

- **Cycling Facilities:** The school shall provide 3no. secure cycle parking spaces. Staff and students will be encouraged to cycle where possible, further reducing the reliance on cars.

Conclusion

The temporary modular buildings will be in place for a fixed period of 4 years. No extension of this period will be sought, and the buildings will be removed from the site at the end of the agreed timeframe. Upon removal, the site will be restored to its original condition, with no permanent impact on the transport or highways infrastructure.

This transport statement demonstrates that the temporary modular school accommodation at Whittaker Street will have minimal impact on the surrounding transport network. The school's current access arrangements, parking provisions, and public transport links are sufficient to accommodate the proposed temporary structures.

Careful management of the construction and operational phases will ensure that any disruption is minimised, and there will be no significant increase in traffic or parking demand as a result of this development. We respectfully request that planning permission be granted for this temporary accommodation on a fixed-term basis.



Noise Survey

This noise survey has been conducted to assess the potential noise impacts associated with the proposed installation of temporary modular buildings at Whitefield Centre on Whittaker Street, Bury. The focus of this survey includes noise generated both externally (e.g., traffic or environmental noise) and internally (e.g., from the use of de-escalation areas within classrooms and mechanical ventilation systems). The aim of this survey is to ensure that the operation of the temporary buildings does not negatively impact the learning environment within the school or disturb the surrounding community.

Purpose of De-escalation Areas

De-escalation areas are specialised spaces within classrooms designed to help students calm down in a safe and quiet environment. These areas are typically used for children who may be experiencing heightened emotional states, such as stress, anxiety, or frustration, and require a peaceful space to regain control.

- **Noise Considerations:** The design of these de-escalation areas is critical for minimising noise within the classroom. Materials such as soft flooring, acoustic wall panels, and sound-dampening features will be incorporated to reduce noise transmission, ensuring that these spaces remain quiet and free from distractions.
- **Internal Noise Levels:** We expect noise levels in the de-escalation areas to be low, typically around 30-35 dB(A), which is within the acceptable range for quiet spaces in a school setting. These areas will be positioned away from main teaching zones to further ensure a calm environment.

Mechanical Ventilation System

The temporary modular buildings will be equipped with mechanical ventilation systems to ensure adequate air circulation and maintain a healthy indoor environment. Since the buildings are temporary, the ventilation systems are designed to operate efficiently with minimal noise output.

- **Noise Levels of Ventilation Systems:** The ventilation units selected for these buildings are designed to operate quietly, with sound levels ranging between 25-35 dB(A). This is comparable to the ambient noise in a quiet room and should not interfere with teaching activities or cause any disturbance to the surrounding area.
- **Ventilation Operation:** These systems will be operational during school hours, ensuring that air quality within the classrooms is maintained at a high standard, especially in rooms that may not have access to natural ventilation (windows). The mechanical systems will operate with speed control to keep noise at a minimum, especially during quiet times such as exams or when the de-escalation areas are in use.

External Noise Sources

The site is located on Whittaker Street, which is a moderately trafficked residential road. While there is some vehicle movement during peak hours (e.g., morning and afternoon school drop-off/pick-up), the overall noise impact from traffic is considered low.

- **Impact of Temporary Buildings:** Given that the proposed modular buildings will not generate significant external noise and are set back from the road, there is no expected increase in noise levels that would affect neighboring properties.

Mitigation Measures

To ensure that noise impacts from both internal and external sources are kept to a minimum, the following mitigation measures will be implemented:

- **Sound Insulation:** The modular buildings will be fitted with high-quality insulation materials to reduce noise transmission between classrooms and from external sources such as traffic.
- **De-escalation Areas:** These areas will be fitted with acoustic panels and sound-dampening materials to maintain a calm and quiet environment for students who may need a break from classroom activity.
- **Mechanical Ventilation:** The ventilation system will be designed to operate at low noise levels, ensuring a balance between air quality and sound control.
- **Building Orientation:** The modular buildings will be positioned in a way that reduces their exposure to the road, ensuring that noise from Whittaker Street does not impact the learning environment inside.

The noise survey demonstrates that the installation of temporary modular school buildings at Whittaker Street will not have a significant adverse impact on either the internal learning environment or the surrounding neighborhood. The noise generated by internal activities (including de-escalation areas and ventilation) will be kept to a minimum through thoughtful design and appropriate acoustic materials. We are confident that the proposed temporary accommodation will operate well within acceptable noise levels, ensuring a conducive learning environment for students and minimal disruption to the surrounding area.

We kindly request that this planning application be approved based on the findings of this noise survey.



Statement on the Necessity for a Full Contaminated Land Report and Coal Mining Report

This statement is provided in support of the planning application for the installation of temporary modular school accommodation at Whittaker Street, Bury. The purpose of this statement is to explain why a full Contaminated Land Report and Coal Mining Report is not necessary for this project.

The proposed works involve minimal ground disturbance, limited primarily to the installation of utility services. The remaining ground will not be significantly broken or disturbed, and any excavated material will be reused for landscaping purposes within the site.

Scope of Ground Disturbance

The only ground disturbance associated with this development will be for the installation of essential services (such as water, gas, electricity, and drainage connections). This will involve shallow trenching to lay the necessary pipes and cables.

The extent of the ground-breaking activities is limited to areas required for these services, with no deep excavation or large-scale construction activities planned. There is no requirement for significant foundations as the modular buildings will be placed on temporary footings, ie steel spreader plates eliminating the need for deep foundation with minimal ground disruption.

Re-use of Excavated Materials for Landscaping

Any materials excavated during the installation of services will be safely reused within the site for raised planters and landscaping along the site boundary. This reuse minimises the need to remove material from the site and reduces the risk of environmental contamination, as all excess soil will remain contained within designated landscaping areas.

The use of this material for landscaping will be in accordance with best practices, ensuring that it poses no risk to human health or the environment.

Low Risk of Contamination

The site at Whittaker Street has a long-standing history of educational use, and there are no known records or previous uses of the land that suggest a risk of contamination. As no significant ground-breaking or deep excavation is planned, the likelihood of encountering any harmful contaminants during the installation of services is considered extremely low.

Given the shallow and localised nature of the ground disturbance, coupled with the absence of historical contamination concerns, a full Contaminated Land Report is not warranted for this project.

Given that the only ground-breaking activities on-site will be limited to shallow trenches for service installations, and that any excess material will be reused on-site for landscaping, the need for a full Contaminated Land Report and Coal Mining Report has been eliminated.

The scope of the works and the low risk of encountering contamination make a full report unnecessary for this development. We are confident that the proposed use of the site does not pose any risk to human health or the environment.

We respectfully request that the planning application proceed without the requirement for a full Contaminated Land Assessment

Statement on the Requirement for a Drainage Plan and SuDS Information

This statement is provided in support of the planning application for temporary modular school accommodation at Whittaker Street, Bury. The purpose of this statement is to explain why a full Drainage Plan and Sustainable Drainage Systems (SuDS) report is not necessary for this development.

The proposed works involve minimal ground disturbance and no permanent alterations to the existing drainage infrastructure. The temporary nature of the modular buildings and the limited site impact ensure that surface water drainage can continue using the existing systems without the need for additional SuDS measures.

Minimal Ground Disturbance and Temporary Nature of Buildings

The development involves placing temporary modular buildings on spreader plates, with no significant excavation or alteration to the existing site drainage patterns. The only ground-breaking activities are shallow trenches required for the installation of essential services (water, electricity, gas, and drainage connections). These activities are limited in scope and depth, ensuring minimal disruption to the current drainage regime. As the modular buildings are temporary and will be in place for a fixed period of 4 years, the existing surface water drainage system is considered sufficient for handling the additional runoff, if any, generated during this temporary period.

Existing Site Drainage Capacity

The site at Whittaker Street already benefits from an established drainage system designed to manage surface water runoff in its current use. The footprint of the proposed modular buildings is small and does not introduce significant new impermeable surfaces that would substantially increase surface water runoff.

- **Drainage Connections:** Any required drainage connections for the temporary buildings will tie into the existing drainage network, and no additional surface water drainage systems are proposed. This will ensure that all water is appropriately managed using the current infrastructure.
- **Surface Water Management:** Given the modest size of the buildings and the temporary nature of the development, the existing drainage infrastructure can adequately manage surface water, without the need for further sustainable drainage measures.

Low Risk of Flooding

The site is not located in an area prone to flooding, nor is it identified as being at significant risk of surface water flooding. The temporary modular buildings are elevated slightly on spreader plates, which will ensure that surface water can continue to drain naturally around and underneath the structures.

Given this, the risk of surface water flooding on the site or in the surrounding area remains low throughout the duration of the temporary accommodation.

The temporary nature of the buildings, combined with the limited impact on site drainage, ensures that the current system will continue to operate effectively without any modifications. We respectfully request that the planning application be allowed to proceed without the requirement for a detailed Drainage Plan or SuDS information.



Digital Connectivity Statement

As part of our commitment to providing an optimal learning environment, the modular build units being integrated into the previous school and office site will feature robust digital connectivity solutions. The following measures will be implemented to ensure seamless integration with the school's existing infrastructure:

High-Speed Internet Access: The mobile classrooms will be equipped with high-speed internet connections, either via wired Ethernet or secure wireless access points, ensuring that students and staff have reliable access to online resources and digital learning platforms.

Wi-Fi Integration: The classrooms will be connected to the school's existing Wi-Fi network, with additional access points installed as needed to maintain strong signal strength and coverage throughout the mobile units.

Smart Classroom Technology: Each classroom will be outfitted with interactive smart boards, projectors, and other digital tools to enhance the learning experience. These devices will be networked to allow for easy sharing of educational content and real-time collaboration between students and teachers.

Network Security: To protect against unauthorised access, the mobile classrooms will adhere to the school's cybersecurity protocols. This includes the use of firewalls, encrypted connections, and regular updates to security software.

Device Compatibility: The mobile classrooms will support a range of student and teacher devices, including laptops, tablets, and smartphones, allowing for flexibility in teaching methods and learning styles.

Power and Connectivity Resilience: Backup power solutions will be in place to ensure that digital connectivity is maintained even in the event of power outages, minimising disruptions to learning.

Scalable Infrastructure: The digital connectivity infrastructure will be designed to accommodate future upgrades, ensuring that the mobile classrooms can evolve with technological advancements and increasing digital demands.

This comprehensive digital connectivity plan will enable the mobile classrooms to function as fully integrated extensions of the previous school and office site, ensuring continuity of learning and access to digital resources.

Carbon Energy Statement

In alignment with our commitment to sustainability and reducing our carbon footprint, the modular build units integrated into the previous school and office site will incorporate energy-efficient and low-carbon technologies. The following measures will be taken to minimise the environmental impact and promote sustainable energy use:

Energy-Efficient Design: The mobile classrooms will be constructed using materials and designs that enhance energy efficiency, including high-performance insulation, energy-efficient windows, and doors that minimise heat loss and improve thermal performance. The windows themselves are constructed from 80% recycled material whilst the external cladding proposed can be fully recycled at end of use.

Low-Energy Lighting: LED lighting will be used throughout the mobile classrooms, providing energy-efficient, long-lasting illumination with lower power consumption compared to traditional lighting solutions.

Renewable Energy Integration: Where feasible, the mobile classrooms will be equipped with rooftop solar panels to harness renewable energy and reduce reliance on grid electricity. This will contribute to lowering the carbon emissions associated with energy consumption.

Energy Monitoring and Management: Smart energy management systems will be installed to monitor and optimise energy usage in real-time. These systems will help identify and reduce energy waste, ensuring that the classrooms operate as efficiently as possible.

Heating and Cooling Efficiency: The mobile classrooms will utilize energy-efficient HVAC systems, such as heat pumps, that provide heating and cooling with reduced energy consumption. These systems will be programmed to operate only when necessary, further reducing energy use.

Low Carbon Materials: Wherever possible, the construction of the mobile classrooms will incorporate low-carbon materials, such as recycled or sustainably sourced building materials, to reduce the embodied carbon in the project.

Carbon Offset Measures: Any remaining carbon emissions associated with the construction and operation of the mobile classrooms will be offset through certified carbon offset programs, ensuring that the project contributes to the overall reduction of carbon emissions.

Sustainable Site Integration: The mobile classrooms will be designed to blend with the existing school site, minimising the need for extensive site preparation and preserving existing outdoor spaces, which helps maintain local biodiversity and reduces the carbon footprint of the project.

By implementing these carbon energy strategies, the mobile classrooms will support the school's sustainability goals, contributing to a greener, more energy-efficient educational environment while minimising its impact on the planet.



Employment Land Report

Introduction and Purpose

This Employment Land Report is submitted on behalf of Bury County Council in support of a planning application for the installation of temporary modular buildings at Whittaker Street, Bury. This application proposes to place temporary modular classrooms and facilities at the Whitefield Centre to meet increased student demand over the next four years. The purpose of this report is to assess the impact on employment land due to the temporary educational use of the site and to outline the future employment potential of the land.

Site Background and Employment Context

The Whittaker Street site has historically been used to provide educational and community services, generating local employment. A previous structure on the site was recently demolished due to its deteriorated condition, resulting in the temporary loss of employment spaces associated with its operations. The proposed modular installation does not represent a permanent conversion, allowing the site to remain flexible for future employment-related uses after the modular units are removed.

Proposed Development

The proposal seeks approval for the temporary installation of modular buildings for educational purposes, to remain on the site for a duration of four years. This period allows time for a permanent educational structure to be constructed off-site. The temporary nature of this proposal ensures that, after this period, the land can revert to open availability for employment or other appropriate development opportunities in line with local policies and economic needs.

Temporary Use: 4-year period to accommodate increased student numbers.

Proposed Structures: Prefabricated modular units with a low environmental footprint and minimal site disturbance.

Employment Impact: Temporary roles will be associated with the installation, management, and teaching functions of the modular units but will not permanently alter the employment capacity of the land.

Employment Land Policy Compliance

The temporary installation aligns with local and national employment land policies, particularly those supporting mixed-use developments and retaining employment land for future opportunities. Relevant policies encourage flexibility for sites in transition while minimising long-term impacts on employment land supply.

Bury Council Employment Land Policies: The proposed temporary use supports Bury's strategy to prioritise sustainable development while retaining employment land flexibility.

National Planning Policy Framework (NPPF): The NPPF allows for temporary developments where they address pressing community needs without compromising long-term employment potential, which aligns with the temporary nature of the proposed modular units.

Employment Potential and Future Uses

Upon removal of the modular structures after the proposed four-year period, the site will be readily available for redevelopment, including potential employment-generating uses. This flexibility allows the council to respond to economic needs and job market demands effectively.

Current Employment Generation: Temporary employment opportunities associated with the installation, maintenance, and operation of the modular units (e.g., teaching, administration, facilities management).

Future Employment Use Potential: After the temporary period, the site can transition seamlessly to employment-oriented development. The preserved integrity of the site's employment designation aligns with Bury Council's long-term economic and employment goals.

The installation of temporary modular classrooms at the Whittaker Street site meets an urgent community need while preserving future employment potential. The temporary nature of this installation ensures that the land's availability for future employment use is retained without compromising current local policy goals for employment land. This report supports Bury County Council's application for temporary use and emphasizes that the site will remain available for future employment-generating development once the temporary classrooms are no longer required.



Crime Impact Statement

This Crime Impact Statement has been prepared on behalf of Bury County Council in support of a planning application for temporary modular buildings on Whittaker Street, Bury. The temporary facilities will provide additional educational space for the Whitefield Centre to accommodate increased student numbers. This report assesses potential impacts of the site on crime and community safety, proposing recommendations to minimise any associated risks and ensure positive integration with the surrounding community.

The proposal involves the installation of low-rise, modern modular structures, with secure fencing and controlled access points. The proposed site design, with centralised buildings and covered external spaces, has been planned to minimise its impact on the surrounding community.

Potential Crime Impact on Local Community

The addition of temporary modular buildings for educational use may bring several potential crime and safety concerns, such as unauthorised access, property damage, or noise-related disturbances. However, careful design and management strategies can mitigate these risks effectively.

Trespassing and Unauthorised Access

Potential Issue: The temporary structures could attract unauthorised access, particularly outside of school hours, due to the temporary nature and visibility of the structures.

Mitigation Measures: Installation of 2.4m high boundary paladin fencing will help to secure the site and reduce the likelihood of trespassing. An inner fenced area, limited windows on external facades, controlled access points, including gates that lock outside of operational hours, will further prevent unauthorised entry.

Vandalism and Property Damage

Potential Issue: Modular buildings can be perceived as more vulnerable to vandalism, especially if not visually integrated with permanent structures. Additionally, the temporary nature of the buildings may signal lower security, attracting antisocial behavior.

Mitigation Measures: Surveillance measures including door mag locks, such as CCTV cameras covering the perimeter and entrance points, will act as a deterrent against vandalism. The proposed landscaping, car-park and playground locations between the site and residential properties will also act as natural barriers and visual buffers, reducing temptation and risk.

Noise and Disturbance

Potential Issue: Increased activity on-site, particularly during peak times, could result in minor disturbances to neighboring residential areas, potentially increasing complaints and attracting attention to the site.

Mitigation Measures: Activity will be managed to minimise noise during construction and operational hours. The buildings are positioned to reduce sound travel to nearby homes, with added landscaping acting as a sound buffer. Site management protocols will also address and respond promptly to any disturbance concerns. Children moving around the building externally are to be supervised by the teachers at all times.

Design and Operational Measures for Crime Prevention

The temporary modular buildings have been designed with security and community impact in mind. The following measures are integral to ensuring a safe environment for both the site and the local community:

Controlled Access: Access to the site will be limited to one designated entrance along Whittaker St, with access control systems in place to manage pedestrian and vehicle entry.

Natural Surveillance: The positioning of the buildings allows for visibility from within the site to surrounding areas, enhancing natural surveillance and reducing isolated areas where crime could occur.

Community Liaison: Regular communication with local residents, informing them about construction timelines, operational hours, and contact points for concerns, will foster positive relationships and encourage residents to report any unusual activity.

Anticipated Community Impact and Benefits

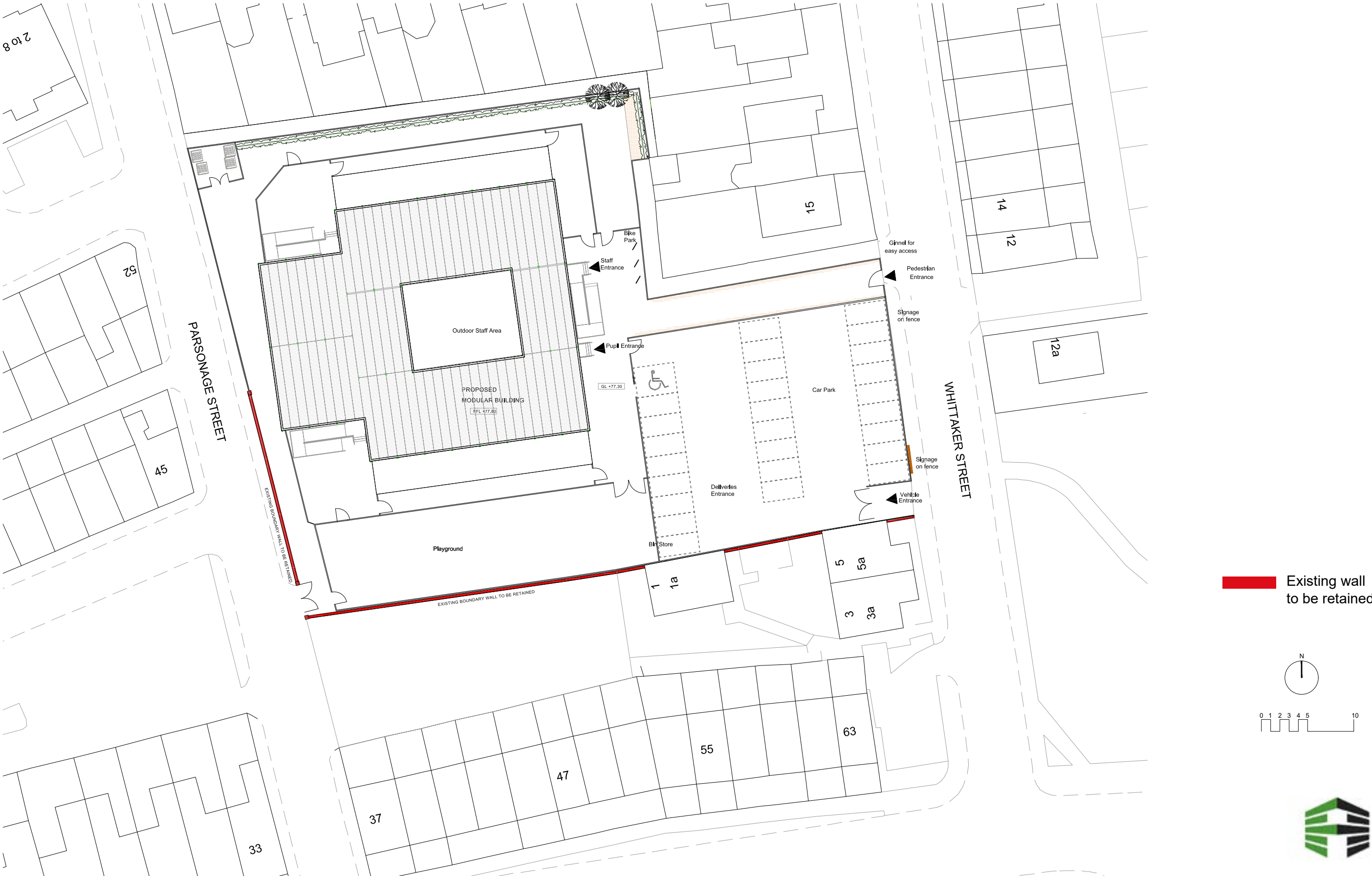
The installation of temporary modular buildings is anticipated to have a minimal impact on community safety and may contribute positively by creating a managed, actively monitored site rather than leaving the land vacant. The temporary facilities will serve an essential community need, enhancing educational provisions and positively contributing to the local social infrastructure.

The proposed development on Whittaker Street, with the planned security measures and management practices, is expected to have a low impact on crime within the local community. By addressing the outlined potential risks and implementing recommended measures, the development can integrate safely into the neighborhood, supporting a secure and supportive environment for students and residents alike.



Proposed Site Plan

The proposal incorporates a new school building within the centre of the site to allow for maximum greening / planting around the perimeter of the site, providing screening for the neighbouring houses and privacy for the school. The vehicular entrance, car park and pedestrian entrance is from Whittaker street. The school playground is located along the Southern boundary to maximise the sunlight throughout the today whilst also taking advantage of the existing high, red-brick wall and lack of overlooking from neighbouring houses.



Hard and Soft Landscaping Plan

This landscaping plan supports the planning application for temporary modular school accommodation at Whittaker Street, Bury. The plan outlines the proposed hard and soft landscaping around the perimeter of the site, ensuring the development enhances its surroundings and integrates harmoniously with the existing environment. The landscaping includes a mix of hard surfaces for pathways and seating areas, alongside soft landscaping featuring native plants and shrubs to promote biodiversity and provide an aesthetically pleasing boundary treatment.

Hard Landscaping Details

The hard landscaping will focus on practical areas that facilitate access and usability of the site, while complementing the temporary nature of the modular buildings. Pathways: All pathways around the modular buildings will be constructed using tarmac. The pathways will provide safe and convenient access for staff, students, and visitors.

- Raised Planters: Any excess soil from ground excavation will be used in the creation of raised planters along the northern boundary of the site. These planters will feature a laurel hedgerow to enhance the ecological value of the site and provide a green buffer around the school’s perimeter.
- Site Boundaries: The existing boundary treatments, such as fences and walls, will be retained. As a requirement by the school a 2.4 palidin fence shall be located immediately adjacent to the existing to the existing boundaries. Any gaps or open sections will be softened with climbing plants or hedgerows to enhance privacy and aesthetics.

Soft Landscaping Details

The soft landscaping will focus on creating green areas around the site, improving the visual appeal, promoting biodiversity, and contributing to the well-being of students and staff. The perimeter of the site will be planted with a variety of native species of shrubs, grasses, and trees, all chosen for their suitability to the local climate and environment.

- Planting Beds: All planting shall be in reaised tmber planters minimising ground disruption. Planting beds will be created along the perimeter of the site, with a mix of native shrubs and perennials to soften the edges of the modular buildings and create an attractive visual barrier. These beds will also act as buffers, reducing the visual impact of the temporary structures on neighboring properties.

Planting Schedule: Indigenous Species

The following indigenous plants, shrubs, and trees have been selected for their hardiness, low maintenance requirements, and suitability for the local environment. They will attract local wildlife and contribute to the ecological diversity of the area.

Plant Species	Common Name	Size at Planting	Quantity	Position
1. Crataegus monogyna	Laurel	60-90cm	27	Boundary Hedge
4. Sambucus nigra	Elder	60-90cm	3	Mixed Shrub Bed
6. Rosa canina	Dog Rose	60-90cm	6	Mixed Shrub Bed
9. Achillea millefolium	Yarrow	30-40cm	5	Mixed Planting Beds
10. Verbena bonariensis	Verbena	30-40cm	4	Mixed Planting Beds

Note: Quantities can be adjusted depending on available space and the final landscape design.

Maintenance Plan

To ensure the longevity and sustainability of the landscape, a regular maintenance schedule will be followed, focusing on:

- Watering: Regular watering during establishment (first 12-18 months) for newly planted trees and shrubs.
- Weeding: Regular weeding of all planting beds and planters to prevent invasive species from taking over.
- Pruning: Annual pruning of shrubs and hedgerows to encourage healthy growth and maintain neat boundaries.

The planting of native hedgerows and shrubs will not only provide an aesthetically pleasing environment but also support local biodiversity, creating a natural buffer that integrates the temporary buildings with the surrounding area. This plan includes both functional and aesthetic hard and soft landscaping, focusing on indigenous species that support local wildlife and reduce maintenance. We respectfully submit this landscaping plan for your consideration as part of the planning application.



Hard and Soft Landscaping Plan

