

NOTICE OF PRIOR APPROVAL DETERMINATION

Part 3 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

To:

Mr Campbell
Tetra Tech
11 York Street
Manchester
M2 2AW

On Behalf Of:

Morgan Sindall Construction
2 Anchorage Quay
Salford Quays
M50 3YW

PART 1 - Particulars of Application

Application Number: 71529

Date of Registration: 16/01/2025

Proposal:

Prior approval for the proposed development of a temporary school accommodation block and supporting site infrastructure

Location:

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

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that prior approval of the local planning authority is **REQUIRED** for the development set out in Part 1 of this decision notice.

The Metropolitan Borough of Bury hereby give **APPROVAL** for the development proposed in the above-mentioned application subject to the following conditions.

- 1 Permission is hereby granted for a limited period of 3 academic years only, namely for a period expiring on Summer 2028, and the building, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at the end of the said period and the land reinstated to its former condition unless a valid application is received by the Local Planning Authority for its retention.
Reason. The development is of a temporary nature only.
- 2 This decision relates to drawings numbered FS1013-ALA-EX-ZZ-D-L-0103 S2 P06, FS1013-ALA-EX-ZZ-D-L-0120 S4 P02, FS1013-ALA-EX-ZZ-D-L-0121 S4 P03, FS1013-ALA-EX-ZZ-D-L-1008 A4 C04, FS1013-PTK-02-00-D-O-1000 P02, FS1013-KRD-02-XX-D-E-9022 P01, FS1013-KRD-02-XX-D-E-9021 P02, FS1013-PTK-02-01-D-O-1001 P02, FS1013-PTK-02-ZZ-D-O-1002 P02, FS1013-ALA-EX-ZZ-D-L-0128 S04 P02, FS1013-KRD-02-XX-D-E-9020 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development

pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

- 4 The development hereby permitted within any approved phase shall not be occupied/brought into use until the works relating to land contamination detailed below are fully completed:
Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.
A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.
Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).
- 5 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing FS1013-REN-EX-00-D-C-5235 , Rev P02 - Dated 15.01.25 which was prepared by Renaissance Associates Ltd. For the avoidance of doubt surface water will be draining unrestricted through the existing network with additional flows from the temporary accommodations. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.
Reason. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.
- 6 The highway remedial works identified as a result of the dilapidation survey approved as part of condition 10 of permission 70002 shall be implemented prior to the development hereby approved being brought into use.
Reason. To maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.
- 7 The development hereby approved shall not be brought into use unless and until the off-highway site access improvements, including pedestrian barriers, indicated on the approved plans have been implemented to the satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.
- 8 The measures and facilities detailed in the approved 'Demolition and Construction Management Plan' shall be implemented and be adhered to throughout the demolition and construction periods, with the measures retained and facilities used for the intended purpose for the duration of both periods.
Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built

Design and HT6/2 - Pedestrian/Vehicular Conflict.

- 9 The car parking, drop-off and turning facilities indicated on the approved plans shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.
- 10 The development hereby approved shall not be brought into use unless and until the off-highway bin storage arrangements indicated on the approved plans have been implemented.
Reason. To ensure that adequate bin storage arrangements are provided pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.
- 11 The development hereby approved shall be carried out in accordance with the CTMP approved as part of condition 15 of permission 70002.
Reason. To safeguard the amenities of the locality and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system pursuant to Policy HT3/4 - Schemes to Assist Metrolink of the Bury Unitary Development Plan.
- 12 The development shall only be carried out in accordance with the details approved under condition 16 of permission 70002.
Reason. To protect trees against root damage and to maintain the status quo with regards the stability of the embankment pursuant to the following Policies of the Bury Unitary Development Plan:
Policy HT3/4 - Schemes to Assist Metrolink
Policy EN8 - Woodland and Trees.
- 13 The development shall only be carried out in accordance with the details approved under condition 17 of permission 70002. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.
Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.
Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.

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

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

Applicant Plan Numbers:

FS1013-ALA-EX-ZZ-D-L-0103 S2 P06
FS1013-ALA-EX-ZZ-D-L-0120 S4 P02
FS1013-ALA-EX-ZZ-D-L-0121 S4 P03

FS1013-ALA-EX-ZZ-D-L-1008 A4 C04
FS1013-PTK-02-00-D-O-1000 P02
FS1013-KRD-02-XX-D-E-9022 P01
FS1013-KRD-02-XX-D-E-9021 P02
FS1013-PTK-02-01-D-O-1001 P02
FS1013-PTK-02-ZZ-D-O-1002 P02
FS1013-ALA-EX-ZZ-D-L-0128 S04 P02
FS1013-KRD-02-XX-D-E-9020

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for hahn".

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On behalf of the Council

Date of Decision: 11/03/2025