



Spurr House PRU

Planning Statement

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December 2022

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Introduction

1.0 Introduction

- 1.01 Planning permission is sought for conversion and extension of a dis-used short stay residential home to a pupil referral unit at Pole Lane, Bury, BL9 8QL. The description of the development is as follows:

Conversion and extension of short stay residential home for education use (Class F.1) comprising of classrooms, WC's, plant room, storage, ancillary office, provision of additional car parking, cycle storage, new playground, landscaping, external works and servicing.



Fig. 1 – Location Plan

- 1.02 The proposed Pole Lane site is approximately 3.5km east of the current Spring Lane School site and is bounded by housing, Unsworth Academy and Unsworth Cricket and Tennis Club. The existing Spurr House building takes up most of the site area with the remainder left as carparking, amenity grassland and groups of semi-mature trees and shrubbery. The existing building is sized at 1282m² across a single storey of accommodation, there is a small separate outbuilding/garage, which is not included within this area.
- 1.03 To the South West facing elevation of the site the site context is mainly residential properties; a mixture of detached and semi-detached houses. To the south East facing elevation of the site is Unsworth Cricket and Tennis Club; Spring Lane sits on the outer

boundary of the cricket pitch beyond a border of thick vegetation. The North East facing elevation of the site fronts onto a dense border of overgrowth and vegetation which appears to be a section of disused land. This part of the site shares its boundary with the nearby Unsworth Academy. The North facing elevation of the site is overlooked by Pole Lane Court residential apartment blocks. A semi-detached property is located close to the north boundary of the site which is believed to have been former living quarters for employees of the residential home but is now separately owned.

- 1.04 This planning statement seeks to provide an overall summary of the existing site and surroundings; the relevant planning history of the site, and to provide justification for the proposed works, in the context of the local surroundings and the required information highlighted within the local validation checklist, in order to support Bury Council in the determination of this proposal and demonstrate that the proposed works comply with the policies of relevance within the Development Plan.
- 1.05 This statement, which should be read in conjunction with the supporting information submitted with the application, aims to give an appraisal of the planning issues and merits in context with planning and other policies, guidance and material considerations.

Site & Surroundings

2.0 Site & Surroundings

- 2.01 The site is located in Unsworth, Bury. The surrounding land use is primarily residential with small areas of local shops and amenities on nearby Parr Lane. The east of the site is separated from more rural areas of South Bury by the M60 motorway which creates a separation between the two areas. Other education establishments are located nearby, such as, Unsworth Academy, Bury and Whitfield Jewish Primary School and Mersey Drive Community Primary School.
- 2.02 The surrounding area is characterised by a mix of residential and commercial properties, particularly to the south-west, west and north. The surrounding residential dwellings are primarily 2-storey detached and semi-detached dwelling houses with small local shops grouped at the junction of Pole Lane and Parr Lane. A larger low level apartment block is located immediately to the north of the site boundary with parking to the rear and a well maintained grassed courtyard space.
- 2.03 The local area is well serviced by bus routes along Parr Lane and the surrounding streets. The nearest Metrolink station is Whitfield Station, approximately 1.5miles from Spurr House.
- 2.04 The car park to the front of the building provides parking spaces for approximately 8 vehicles. The car park is bordered with a small landscaped area with grass surfacing and a mixture of trees. The rear and side of the site are also bounded by grassed areas, trees and vegetation.
There is a central, open courtyard in the middle of the building which had formerly been used as an outside seating and social space under the former building usage.
- 2.05 The existing building dates to around 1980 and the style and form of construction is typical of that period. The building was a purpose built residential care home. The construction and layout is very much driven by the former use of the site and as such the floor print is spread across a single level.
- 2.06 The building is of cavity wall construction with an external skin of buff facing brickwork, punctuated by several white UPVC windows along each elevation which were once windows to the former resident's bedrooms. The highway facing elevation includes the main entrance to the building which is fronted by a section of white PVC doors and partly glazed/panelled curtain wall. The front elevation is also the position of the former dining hall which has a tall gable wall to the mono-pitched roof covering the space. The elevation is punctuated by shaped windows facing Pole Lane. The remaining roofs across the building mainly comprise of duo-pitched construction with either a concrete tile or imitation metal tile covering. Fascia and soffits are generally white UPVC/timber and rainwater goods, such as gutters are black UPVC. There are no unique or distinct features worthy of note.
- 2.07 The whole building is bounded by a narrow concrete paved pathway which also links with the paved entrance to the main entrance from Pole Lane pavement.

- 2.08 There is a small pre-fabricated garage unit located at the rear/side of the car park. This small structure stands alone and has presumably been installed during the course of the building use.
- 2.09 The topography of the site is generally flat with no significant differences in levels, with the exception of the area of overgrowth to the East boundary where the ground tapers steeply downwards to a pond area. The area is very overgrown and effectively unused.
- 2.10 The site is not located in a Conservation Area or within a designated Flood Zone.



Fig. 2 – Policies Map

- 2.11 The policies map highlights the following policies pertinent to the site area are OL1, RT1/1 and S1/4.
- 2.12 Other relevant policies considered as part of this application are listed as follows:
- EN1/2 Townscape and Built Design
 - EN1/3 Landscaping Provision
 - EN1/5 Crime Prevention
 - EN5/1 New Development and Flood Risk
 - EN6 Conservation of the Natural Environment
 - EN6/3 Features of Ecological Value
 - EN7 Pollution Control
 - EN7/1 Atmospheric Pollution
 - EN7/2 Noise Pollution

EN8 Woodland and Trees
EN8/2 Woodland and Tree Planting
EN9 Landscape
HT4 New Development
HT5 Accessibility For Those With Special Needs
HT5/1 Access For Those with Special Needs
HT6 Pedestrians and Cyclists
HT6/1 Pedestrian and Cyclist Movement
HT6/2 Pedestrian/Vehicular Conflict
CF1 Proposals for New and Improved Community Facilities
CF1/1 Location of New Community Facilities
CF2 Education Land and Buildings
SPD3 DC Policy Guidance Note 3: Planning Out Crime
SPD11 Parking Standards in Bury
SPD12 Travel Plans in Bury
HT2 Highway Network

Planning History

3.0 Planning History

3.01 The planning history of the site has been researched and a summary of the relevant applications are provided below.

The applications are as follows:

Application Number	Location	Proposal	Decision	Decision Date
57662	Spurr House, Pole Lane, Bury, BL9 8QL	Externally illuminated single sided totem sign (retrospective)	Granted	18 July 2014

The Proposal

4.0 The Proposal

- 4.01 The application is seeking permission for conversion and extension of an existing dis-used residential home to an educational building with associated works on site. The proposal is for: *Conversion and extension of short stay residential home for education use (Class F.1) comprising of classrooms, WC's, plant room, storage, ancillary office, provision of additional car parking, cycle storage, new playground, landscaping, external works and servicing.* Photographs of the existing building are provided at Appendix A. Further pictures are available upon request.

Operation

- 4.02 It is proposed that initially, Spring Lane PRU would utilise the proposed development for a period of time whilst a permanent facility is constructed. After which, it is hoped the building will be utilised by another cohort of special education needs children from another of the multi-academy trust's enrolment. This flexible and collaborative approach has a number of key benefits. To ensure value for money and long-term benefits for the community, Bury LA and the building occupiers have reached agreement on how the building will be operated and occupied.
- 4.03 It is in the applicant's priority and interests to ensure that the demands and needs of the school provision is provided. The proposed works have been carefully designed to ensure that the proposed building would be able to flexibly operate and function as a separate educational facility, with sustainability and the security of pupils leading the design. The proposed works would include security gates, fences and access control to ensure that the school maintains a high level of safeguarding. The play areas would be fenced off so that each hub of the building is sufficiently separated at breaktimes and lunchtimes. The timetables of students would be successfully managed to ensure the students can undertake outdoor education without conflicting with the rest of the building occupants.
- 4.04 The scheme is needed due to the demand for SEND secondary school places in the Bury area. The school has been commissioned by the Local Authority. Bury's population is continuing to grow. This population growth is driven by the continued, and forecasted continuation, of economic growth. It is within this context that ensuring a sufficient supply of high-quality SEND school places will remain a critical component of the Council's work in improving outcomes for Bury residents. There is a long-established trend of demand for places at both primary and secondary schools and pupil cohorts will increase in number throughout the academic year.

Siting and Development

- 4.05 The vast majority of the teaching and learning spaces are provided within the existing building footprint. However, to increase the occupancy capacity and provide the specialist spaces necessary to provide the education required, small extensions are being provided to accommodate this. Comprising of a small alcove infill to the North elevation to form, a specialist teaching space, an infill to the south elevation to increase

the plant room capacity and a central courtyard infill to provide science and technology spaces and an extension to the main entrance to form a secure reception lobby.

- 4.06 As described there is an underlying need to ensure the proposed development has provision from the end of 2023 to coincide with other major construction works proposed on the current school site. Bury Council has identified refurbishment and alteration of this building to provide a 14-classroom building with, specialist learning support spaces, staff accommodation. Toilet facilities and reception areas.

Scale and Height

- 4.07 The scale and height of the new proposed extensions have been carefully designed having regard to nearby neighbours. The proposed works are single storey, no higher than the ridges of the existing building and would have no effects on the views of nearby residents.

Massing

- 4.08 The proposed new extensions are single storey and in-keeping with the architecture of the existing building. Where alcoves of the building are infilled, the roof structures over will be a continuation of the existing to ensure that the new developments blend naturally with the existing. Where roof top plant is being installed, a screening is being provided to conceal the utilitarian appearance of the equipment.

Materials and Detail

- 4.09 The new extensions compliment and echo the existing materiality of the adjoining buildings. The design of the new developments are in keeping with the local aesthetics, it was decided that maintaining a palette of brick, glazing and cladding was more in keeping with the adjacent buildings. The proposed building materials are to match the existing, keeping with the character and appearance of the area. A supporting schedule and the relevant drawings highlight the specifics of the proposed materials.

Character

- 4.10 The proposed development is in keeping with the local townscape and it is suggested would have no impact upon the character and appearance of the local area.

Landscape and Play Areas

- 4.11 The proposed works include external areas which would be landscaped. The works would also include a dedicated and secure external multi-use games area (MUGA) for the students.

Vehicle Access and Movement

- 4.12 Existing vehicle access from Pole Lane would remain the same. New vehicular security gates are proposed to allow entry into the site by vehicle to be controlled.

Pedestrian Access and Movement

- 4.13 There are no proposed changes to pedestrian access arrangements, with the exception of the provision of security gates at the boundary with the pavement.

Parking

- 4.14 Car parking capacity will be increased to provide spaces for 23 vehicles. This includes an accessible parking bay and electric vehicle charging facilities. There will be two designated minibus parking spaces which provides capacity for the school to transport children in and out of the site.

Planning Policy Framework

5.0 Planning Policy Frameworks

Development Plan

- 5.01 In accordance with S.38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, this application should be determined in accordance with the relevant Development Plan policies unless material considerations indicate otherwise. For the purposes of this determination, the Development Plan of relevance comprises of the Bury Unitary Development Plan (1997).

Bury Unitary Development Plan

- 5.02 The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and its policies and proposals currently form the basis for the Council's decisions on planning applications.
- 5.03 The Bury UDP sets out the Council's objectives for community facilities. The UDP identifies that Community facilities make an important contribution to the quality of life offered by the Borough. Therefore, protecting, improving and making provision for new community facilities will help to maintain and improve the quality of life enjoyed by the Borough's residents. The objectives identified in the UDP are to:
- Generally giving favourable consideration to proposals for new and improved community facilities, where these do not conflict with residential amenity or the local environment.
 - The identification of sites for particular community facilities.
- 5.04 Policy CF1/1 Location of New Community Facilities will be considered with regards to impact on residential amenity and local environment, traffic generation and parking provision and scale and size of the development.
- 5.05 Policy EC1 Employment Land Provision states that the Council will ensure a comprehensive range of employment sites is identified to meet the future needs of manufacturing and service employers.
- 5.06 Policy EN1 Built Environment outlines that the Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.

Supplementary Planning Documents

- 5.07 Bury Council has several Supplementary Planning Guidance Documents (SPGs), the SPGs relevant to this application are highlighted below.

Planning Out Crime in New Development

- 5.08 The planning out crime in new development SPG was adopted in June 2001 and gives advice to all those involved in the planning process, including developers, architects and builders on measures which can be incorporated into the design of new

developments to reduce the fear of crime and lessen future opportunities for crime in Bury.

Design and Layout of New Development in Bury

- 5.09 The Design and Layout of New Development in Bury SPG was adopted in October 2008 and is designed as a manual to inform those with an interest in the development process and is taken into account by the Council when considering planning proposals. It sets out a series of principles for good design and a process through which this can be achieved, namely those pertaining to commercial development. This SPG provides design guidance for all types of development across the Borough's urban and rural settlements. This includes the extension and refurbishment of existing buildings. The SPG also provides advice on the design quality of soft and hard landscaped areas and all aspects of support infrastructure such as roads, footways, parking and amenity spaces.

National Planning Policy Framework

- 5.10 The National Planning Policy Framework (NPPF) was published in 2012 and revised in July 2021. The aim of the NPPF is to ensure there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure development is brought forward. The NPPF is a material consideration in planning decisions as outlined in Paragraph 2 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.11 Sustainable development is broadly defined in Paragraph 8 of the NPPF as having three overarching objectives:
- a) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.12 The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision taking this means:
- Approving development proposals that accord with the development plan without delay; and

- Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole; or
 - Specific policies in the framework indicate development should be restricted.
- 5.13 Paragraph 20 outlines that strategic policies should set out an overall strategy for the pattern, scale and quality of development and make sufficient provision for community facilities, such as health, education and cultural infrastructure.
- 5.14 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way and should work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area.
- 5.15 Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.16 Paragraph 54 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.
- 5.17 Paragraph 95 states that: It is important that a sufficient choice of school places is 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. They should:
- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
 - b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Scheme Assessment

6.0 SCHEME ASSESSMENT

- 6.01 The following section will consider the compliance of the proposal with the Development Plan policies and material considerations for the alteration and extension of a single-storey detached building for educational use (Class F.1) comprising of classrooms, WC's, plant room, store, ancillary offices, provision of additional car and cycle parking areas, new playground, landscaping, external works and servicing. It provides an analysis of the main planning matters related to the principle of the proposed development and a more detailed, policy-orientated assessment of matters examined in greater technical depth in other submission documents.

PRINCIPLE OF PROPOSED DEVELOPMENT

- 6.02 At Paragraph 7, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 further states that, at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 6.03 At Paragraph 11, the NPPF sets out a presumption in favour of sustainable development, which requires decision takes to approve applications that accord with the Development Plan without delay.
- 6.04 The Bury Council Supplementary Planning Document, SPD 16 sets out the spatial principles which are to guide the strategic Development of Bury. It is considered that the proposed works are wholly compliant with Policy SPD 16 in that they make a positive contribution to the neighbourhood and surrounding area as the development has been designed sensitively to enhance the character and appearance of the surrounding area. Additionally, the proposed development would maintain access to jobs, services and most importantly, education.
- 6.05 The proposed development would contribute to the provision of SEND school places in the local neighbourhood and surrounding area, in addition to this, the works would also contribute to employment and economic growth, in terms of job retention and creation and provision of generating an educational use.
- 6.06 The detailed design proposals are principally set out in the suite of proposed plans and drawings. The design matters of the proposed works are considered in the context of the Unitary Development Plan policy EN1. The scheme has been designed sensitively to fit in with the local area and in-keeping with the architecture of the original building, the scheme represents good design which seeks to enhance the overall image of the site.

ACOUSTIC (NOISE) ASSESSMENT

- 6.07 The impacts of noise from the proposed works have been assessed, by an acoustic consultant, and submitted as part of the application, which concludes that noise should not present a constraint to the granting of planning permission for the development of the site, subject to a suitable worded planning condition.

ARBORICULTURAL IMPACT ASSESSMENT

- 6.08 An Arboricultural Impact Assessment report is provided in support of the application which identifies trees potentially affected by the development and provision of a scheme of protection is provided, together with compensatory tree planting, the location and species of which can be reserved by condition

CRIME IMPACT STATEMENT

- 6.09 A Crime Impact Assessment, undertaken by is included within the suite of supporting reports which makes recommendations which are incorporated into the scheme.

ECOLOGY APPRAISAL

- 6.10 A Preliminary Ecology Appraisal report, has been undertaken which includes a protected species assessment of land included at this development. The report concluded that whilst there are protected sites and priority habits within 2km of the site, it is unlikely the proposed works will have an impact on these features. The report identifies further surveys and provides recommendations to achieve biodiversity net gain.

LIGHTING

- 6.11 External luminaires, for security and emergencies, are proposed at each entrance to the building to be controlled by time-clock and photo-cell. An assessment of the polar curve of the light spread indicated no adverse impacts on neighbouring properties.

DRAINAGE DESIGN

- 6.12 A drainage design has been developed for the proposals, taking into consideration the existing development and specific site constraints. The existing drainage network has been surveyed to understand the network already in place and this has been modelled with proposals developed, including the use of attenuation blankets to the newly created or extended hard

surfaces. Much of the existing surface water drainage network is being retained within the building footprint. To the external landscaped areas where new drainage is proposed, the discharge rate into the existing network is managed by flow control chambers to ensure there is no net increase of additional flow from the development proposals.

- 6.13 A full drainage design including surface and foul drainage and the relevant construction details accompany the planning application.

TRANSPORT ASSESSMENT

- 6.14 The accompanying Transport Statement provides a detailed appraisal of the expected transport impact associated with the proposed development. It is concluded that the proposed development would not be expected to have a significant impact in terms of sustainable travel, traffic impact, road safety or the operation of the local highway and there are no reasons why the development proposals should not be granted.

Conclusion

7.0 Conclusion

- 7.01 The proposed development comprises the alteration and extension of a single-storey detached building for educational use (Class F.1) comprising of classrooms, WC's, plant room, store, ancillary offices, provision of additional car and cycle parking areas, new playground, landscaping, external works and servicing.
- 7.02 The proposed development would result in the efficient development on a site with established building infrastructure already in place. The proposal offers a unique and sustainable operational model allowing interim use as a pupil referral unit and then later as a SEND teaching facility. The proposed development is located in a highly sustainable location and would see the site brought back into meaningful use to deliver key places for children attending education in Bury.
- 7.03 The proposed development is in an accessible location, with an excellent level of public transport provision within close proximity of the application site.
- 7.04 The application submitted is supported by a suite of technical reports, drawings and documents.
- 7.05 In conclusion, the proposed development is compliant with the relevant policies of the Bury Council development plan and requirements of the NPPF, providing a sustainable, deliverable and high-quality educational facility and ancillary works which would contribute to the strategic delivery of educational places in Bury and would deliver several benefits to the local community.
- 7.06 It is therefore respectfully requested that the application is approved. In the event that Bury Council do not agree with this view, the applicant would seek to engage with the authority to secure a solution, in line with the NPPF.

Appendices



Fig.3 – Front Aspect, view from Pole Lane



Fig.4 – Rear/side aspect, view from South elevation



Fig.5 – Rear/side aspect, view from East elevation



Fig.6 – Side conservatory, view from North elevation

