

Our Ref: 784-B047825

Planning Portal Ref: PP-12713180

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

2nd February 2024

**APPLICATION TO DISCHARGE CONDITIONS ASSOCIATED TO PERMISSION Ref. 70002
STAR RADCLIFFE ACADEMY TEMPORARY SCHOOL ACCOMODATION**

SITE OF RADCLIFFE LEISURE CENTRE, SPRING LANE, RADCLIFFE, MANCHESTER, M26 2SZ

On behalf of our client Morgan Sindall Construction, working with the Department for Education, we have been instructed to submit an application to discharge planning conditions associated to planning permission ref. 70002 at Star Radcliffe Academy, Spring Lane, Radcliffe. Permission at the site was granted on 25th October 2023 for the following development description;

“Demolition of existing school buildings/temporary leisure centre and erection of a two storey temporary school building, external landscaping and associated site infrastructure”

The planning conditions associated with the permission for which this application seeks to discharge are:

- Condition 4: Contaminated Land Preliminary Risk Assessment
- Condition 6: Asbestos Survey
- Condition 9: Landscaping Scheme
- Condition 10: Photographic Dilapidation Survey
- Condition 15: Construction Management Plan (CMP)
- Condition 16: Tree Protection Measures Details
- Condition 17: Drainage Strategy Details

This application is accompanied with supporting documents and information which are identified in detail further in this letter. The fee for the amount of £209.00 has been paid for via the Planning Portal's online payment system.

Concurrent to this discharge of conditions application, a non-material amendment was submitted and validated on the 26th January 2024 relating to the temporary school

accommodation. The reference for this non-material amendment application is 70466. This amendment application relates to the retention of a greater extent of an existing substation building and an adjustment to the positioning of the temporary school building slightly further to the north.

The conditions requested to be discharged within this application are detailed below.

Condition 4 – Contaminated Land Preliminary Risk Assessment

Condition 4 reads as follows;

“No development shall commence unless and until:-

- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;*
- Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;*
- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.*

Reason - The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.”

The following documentation is provided with this application to discharge condition 4;

- FS1013-GEO-XX-XX-T-G-0001-Phase1DeskStudy-S5-P01
- 12669 Phase II Geo-Environmental Assessment Report December 2023 (Temp Accommodation
- 12470 Remedial Strategy October 2023

The submitted documents consist of a phase 1 desk study identifying environmental and geotechnical risks and recommending a phase 2 intrusive investigation strategy is carried out in accordance with the appropriate code of practice. The phase 2 study investigated specific aims as set out in the desk study. Namely risks to human health, risks to controlled water and monitoring of permanent ground gases and vapours.

The submission is also accompanied by a remedial strategy, produced in October 2023. The remedial strategy provides details on what will be undertaken on the site and how the measures will be validated.

Condition 6 – Asbestos Survey

Condition 6 reads as follows:

“Prior to demolition of the structures on site an asbestos survey is to be carried out by an appropriately qualified contractor. Any asbestos identified shall be disposed of in an appropriate manner.

Reason - This is to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to the National Planning Policy Framework.”

The following documentation is provided with this application to discharge condition 6;

- Management Survey for Asbestos (Eton Environmental)

The asbestos survey covered all internal areas of the existing building on site. The survey locations are identified in Appendix D. Work to remove asbestos would begin in March once vacate possession of the building has been passed to the contractor.

Condition 9 – Landscaping Scheme

Condition 9 reads as follows;

“A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development of above ground construction works. The contents of the plan should include native tree and shrub planting. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason - To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.”

The following documentation is provided with this application to discharge condition 9;

- FS1013-ALA-EX-ZZ-D-L-0105-Temps Site Landscaping Plan-P04
- FS1013-ALA-EX-ZZ-D-L-0111-Temps Planting Plan-P03

The landscaping proposals for the temporary school facility are relatively limited due to the temporary nature of the development. The measures are largely limited to the retention of trees along the site's eastern boundary and a new hedgerow being planted to the south along Spring Lane.

Condition 10 - Photographic Dilapidation Survey

Condition 10 reads as follows:

“No development shall commence unless and until a photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following demolition and construction of, and statutory undertakers connection to, the development has been submitted to and approved in writing by the Local Planning Authority. All highway remedial works identified as a result of the dilapidation survey 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.”

The following documentation is provided with this application to discharge condition 10;

- Photographic Dilapidation Survey Document

An extensive photographic survey has been undertaken by Multivista. This was completed on the 26th January 2024.

A total of 632 photographs of all kerbs and highways were taken. These are held in full on an online portal to which we can provide access to the Council if required.

In order to discharge condition 10, evidence has been provided in the submitted Photographic Dilapidation Survey document as above. The survey document provides a site plan which identifies the location of all the survey photos undertaken.

Condition 15 – Construction Management Plan (CMP)

Condition 15 reads as follows:

“No development shall take place until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by Bury Council (approval to be in consultation with Transport for Greater Manchester). The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone, boundary and infrastructure and shall be adhered to throughout the construction period. The CMP shall as a minimum provide for: -

- 1. The retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational;*
- 2. Loading and unloading of plant and materials;*
- 3. Storage of plant and materials used in constructing the development;*

4. *Construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);*
5. *The erection and maintenance of security hoarding, location to be agreed with Metrolink due to proximity of operational tramway and infrastructure;*
6. *Provision of a "mock up" security hoarding, if required, to review and mitigate any hazards associated with positioning next to an operational tramway prior to permanent erection; measures to prevent the spread of detritus onto the Metrolink Track during construction; and*
7. *Measures to control the emission of dust and dirt during construction.*

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."

The following documentation is provided with this application to discharge condition 15;

- Demolition and Construction Management Plan – FS1013-MSC-XX-XX-T-MC-1100 Rev 02; and
- Construction Phase Health & Safety Plan (dated 15/08/2023).

The provided Demolition and Construction Management Plan has been updated from an earlier version provided at application stage. The document identifies specific measures to address the requirements requested by Metrolink during the construction period.

The Demolition and Construction Management Plan provides a comprehensive document which covers the construction process both for the temporary school accommodation, as well as during the construction period for the permanent school.

Condition 16 – Tree Protection Measures Details

Condition 16 reads as follows;

"No development shall take place unless or until full details of the tree protection to the trees located within the Metrolink boundary have been submitted to, and approved in writing by, the Local Planning Authority (approval to be in consultation with Transport for Greater Manchester). Only the approved details shall be implemented as part of the development.

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."

The following documentation is provided with this application to discharge condition 16;

- Arboricultural Impact Assessment – Versions 1 updated.
- Tree Survey and Constraints Report – 24-11-2023 -PS-V1

A tree survey of trees located along the Metrolink embankment is included within Appendix 4 of the Tree Survey and Constraints Report. The Arboricultural Impact Assessment report provided detail the tree protection measures to be in place during the construction period. This is provided at Appendix 1 of the report.

Condition 17 – Drainage Strategy Details

Condition 17 reads as follows;

“Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- 1. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- 2. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);*
- 3. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
- 4. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- 5. Foul and surface water shall drain on separate systems.*

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. 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 documentation is provided with this application to discharge condition 17;

- FS1013-REN-EX-00-D-C-5215-P05
- FS1013-REN-EX-00-D-C-5225-P03
- FS1013-REN-EX-XX-D-C-5310-P02
- FS1013-REN-EX-XX-D-C-5311-P02

In terms of the proposed drainage for the temporary accommodation, existing surface and foul water connections on the site are to be re-used to serve the temporary school

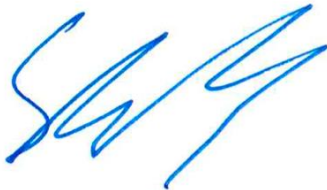
accommodation. The temporary school will only be in operation for a period of 2 academic terms, from September 2024 to May 2025, prior to the pupils decanting across to the permanent school building once built on the site. As such, SUDS features as not specifically included in the drainage design to support the temporary school accommodation.

Extensive SUDS features in the form of permeable paving, rain gardens, and a drainage detention basin are all to be incorporated in the permanent school's design on the wider site.

There will be a reduction in the impermeable area on the site through the implementation of the temporary school accommodation compared against the existing situation. The temporary school building will also require a reduced number of surface water drainage connections compared to the existing situation. This will serve to limit surface water flows off site. The reduction in hard landscaping/roof area for the layout of the temporary school accommodation is a 74% compared against the existing site layout with the existing leisure centre and PRU school.

We trust the information enclosed along with this application is sufficient to discharge the aforementioned conditions. Please do not hesitate to contact me if you have any questions or require any further information.

Yours sincerely,



Sam Beresford
Town Planner
Tetra Tech