

Star Radcliffe Academy – Temporary School

Accommodation: Spring Lane, Radcliffe

Planning Statement

August 2023

Client: Morgan Sindall Construction / The Department for Education

Document:	Planning Statement – Temporary Accommodation
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1. Introduction

Scope and Purpose

- 1.1.1 This Planning Statement has been prepared by Tetra Tech on behalf of our clients, the Department for Education and Morgan Sindall Construction, to support plans for a new secondary school at the identified site to the north of Spring Lane in Radcliffe. The site has been identified to accommodate the new Star Radcliffe Academy school.
- 1.1.2 Specifically, this Statement relates to planning application proposals to install temporary teaching accommodation at the site, to be used during the time which the permanent school is under construction. This statement also relates to seeking permission for the demolition of the existing buildings on the site, namely the temporary Radcliffe Leisure Centre and the Spring Lane School buildings, with these facilities earmarked to be relocated.
- 1.1.3 A separate planning application is to be submitted to seek permission for the construction of the permanent school proposals.

Application Documents

- 1.1.4 This Statement should be read alongside the following plans and documents submitted in support of the application;
- Supporting Suite of Drawings;
 - Site Location Plan (1:1,250) - Dwg no. FS1013-ALA-EX-ZZ-D-L-0103 P01;
 - Existing Site Plan / Block Plan (1:500) - Dwg no. FS1013-ALA-EX-ZZ-D-L-0102 P01;
 - Photographic Survey of Spring Lane School and Radcliffe Leisure Centre;
 - Proposed Site Plan – Dwg no. FS1013-ALA-EX-ZZ-D-L-0101 P03;
 - Proposed Fencing Arrangement Plan – Dwg no. FS1013-ALA-EX-ZZ-D-L-0103 P01;
 - Temporary Accommodation Plan Layout – Ground Floor – Dwg no. FS1013-ALG-02-00-D-0101 P01;
 - Temporary Accommodation Plan Layout – First Floor – Dwg no. FS1013-ALG-02-01-D-0102 P01;
 - Temporary Accommodation Loadcell Layout – Dwg no. FS1013-ALG-02-00-D-0202 P01;
 - Temporary Accommodation Building Elevations – Dwg no. FS1013-ALG-02-XX-D-0301 P01;
 - Demolition Plan – Dwg no. FS1013-ALA-EX-ZZ-D-L-0106 P01;
 - Design and Access Statement;

- Transport Statement;
- Tree Survey;
- Ecology Reports;
 - Extended Phase 1 Habitat Survey;
 - Bat Activity Survey Report;
 - Preliminary Bat Roost Assessment Report;
 - Bat Survey Report;
 - Great Crested Newt Survey Report;
 - Habitat Classification Map and Biodiversity Matrix (Biodiversity Baseline);
- Phase 1 Geotechnical and Geoenvironmental Desk Study;
 - Including Coal Mining Report;
- Phase 2 Geotechnical and Geoenvironmental Ground Investigations Report;
- Noise Study Report;
- Topographical and Utilities Survey;
- Construction and Demolition Management Plan.

2. Project Background

- 2.1.1 This planning application for temporary school accommodation precedes the submission of a detailed planning application for the permanent school proposals for the Star Radcliffe Academy. A planning application to seek permission for the permanent school proposals is planned to be submitted to the local planning authority in September 2023.
- 2.1.2 The description of development for this application is as follows;
- 2.1.3 *'Demolition of existing school buildings and temporary leisure centre buildings and the erection of a two-storey temporary school building, external landscaping and associated site infrastructure.'*
- 2.1.4 The proposals are being brought forward to meet an established need for additional free secondary school places in the Radcliffe locality as part of the Local Authority's identified schools strategy.
- 2.1.5 To enable the school to open and enrol its first year of 150 students at the start of the 2024-2025 academic year in September 2024, temporary teaching accommodation will be required which would be used whilst the permanent school is being built.
- 2.1.6 It is intended that the temporary accommodation would be utilised for the first two academic terms up to the Easter break in 2025, at which point the first cohort of students would decant across to use the new main school building for the summer term onwards. The construction programme for the project plans for completion of the permanent school building in May 2025, allowing for the temporary accommodation to be removed and the subsequent completion of the school's outdoor spaces and sports facilities.
- 2.1.7 The leisure centre's facilities are planned to be relocated to the new Civic Hub development within Radcliffe town centre, which recently received planning permission in July 2023. The Spring Lane pupil referral unit (PRU) secondary school is also planned to be relocated to a separate facility within the local area.

The Application Site and Surroundings

- 2.1.8 The application site is entirely under the ownership of Bury Council. It encompasses

an area of approximately 1.5ha. The wider plot which is also under the ownership of Bury Council extends to circa 6 hectares, encompassing former playing fields to the north, extending up to the Manchester, Bolton and Bury Canal.

- 2.1.9 The site for the temporary school accommodation is bounded by Spring Lane to the south and the Manchester Metrolink line to the east.
- 2.1.10 To the west, beyond the site's boundary, is a public right of way (the 'Banana Path'), which is unaffected by these proposals, and connects Spring Lane with the canal to the north. To the north of the site are hard standing car parking areas used by Spring Lane School and to the north-west is redundant grass space, which formerly provided sports pitches.
- 2.1.11 The site formerly accommodated the Radcliffe Riverside Secondary School, with some of the previous secondary school buildings still retained on site to help house the Spring Lane PRU School and Radcliffe Leisure Centre, whilst other school buildings which previously stood on the site having now been demolished. The leisure centre's swimming pool is an above ground installation, accommodated within a temporary building. Spring Lane School currently has use of a MUGA court (multi-use games area) on the site.
- 2.1.12 The application site's topography is relatively flat, with the wider site generally sloping down from north-west to south-east.
- 2.1.13 There are no designated heritage assets on the site. There are no tree preservation orders or protected habitats on the site. The site is entirely located within Flood Zone 1.
- 2.1.14 The site's frontage with Spring Lane accommodates a number of trees. Further trees and vegetation are found along the length of the eastern boundary where the site abuts the Metrolink embankment. The proposals do not call for the removal of any existing trees.
- 2.1.15 Radcliffe Metrolink Station is located to the south of the site, supported by a designated park and ride car park. The Metrolink line and its embankment traverses alongside the eastern boundary of the site. Radcliffe Town Centre is found circa 0.6km to the south-west of the site.

2.1.16 The site represents a highly sustainable location, situated within close proximity to a number of bus stops, as well as the Radcliffe Metrolink Station. The closest public bus stop is found immediately adjacent to the site on Spring Lane, next to the Metrolink park and ride car park, from which a number of local bus services can be accessed. The Metrolink provides direct access to destinations across Greater Manchester. The neighbouring canal provides a designated cycle route through the area.

3. The Proposals

- 3.1.1 The application is for the erection of a two-storey temporary secondary school building, with capacity to accommodate 150 pupils, alongside associated works to external spaces and the installation of boundary treatments. The planning application also seeks permission for the demolition of the existing Spring Lane School Buildings and the temporary Radcliffe Leisure Centre buildings.
- 3.1.2 The floorspace created by the proposed building would be 1,184 sq.m (GIA). The temporary school buildings have been designed with a simple layout and will provide a logical sequence of spaces that are well proportioned and suitable for learning.
- 3.1.3 The ground floor contains areas for dining, pupil storage, changing rooms (for external sports) and a small amount of teaching space. The remaining teaching spaces are located on the first floor and accessed via a centrally located accommodation stair and lift.
- 3.1.4 The rooms will accommodate facilities for science lessons, art, IT, design and technology and rooms that can accommodate space for general learning. Administration rooms, meeting rooms and storage are also incorporated into the designs.
- 3.1.5 Access to the site would be via the existing vehicle access used for the leisure centre from Spring Lane. To facilitate smoother traffic flow, the access point is proposed to be widened to the east by approximately 1 meter to allow for two vehicles to pass, ensuring easy and safe movement of vehicles in and out of the area.
- 3.1.6 The existing car parking area would be retained to maintain sufficient parking spaces for the temporary school facility. The car park would be remodelled with revised markings to make it easier for vehicles to complete drop-offs within the site. Accessible bays would also be located near the main entrance. A designated drop-off area is incorporated. This is situated adjacent to the building and would allow for servicing to be made to the kitchen, substation, and bin store outside of the school's peak opening/closing hours.
- 3.1.7 The temporary accommodation building would be located north of the existing parking area, providing simple access arrangement for staff, visitors and pupils. A dedicated pedestrian route of entry would be provided from Spring Lane to the entrance. The

accessible entrance is well placed to aid wayfinding and leads to a welcoming reception area.

- 3.1.8 Dedicated cycle parking provision is proposed to the east of the temporary accommodation building. This location offers passive supervision from staff offices, ensuring the security of bicycles and encouraging sustainable transportation options for staff and pupils.
- 3.1.9 Appropriate boundary fencing would be installed along the temporary school's perimeter to provide appropriate security measures. New weld mesh fencing is proposed to be erected along the site's southern and western boundaries, with gates installed across the vehicle and pedestrian access points from Spring Lane.
- 3.1.10 The proposed demolition works to clear the site would relate to all the existing buildings on the site, with the exception of a substation used by Metrolink which is located close to the eastern boundary.

4. Planning History

4.1.1 A review of Bury Council's planning database has identified a number of historic planning applications for the site. These are summarised in the table below;

Application Reference	Address	Description	Decision
66805	Land to rear of Spring Lane School, Spring Lane School, Spring Lane, Radcliffe, M26 2SS	Non-Material Amendment following approval of application 66098 to make changes to the layout of the vehicle entrance and access arrangements, pedestrian footpath, drainage provision, signage and deletion of some additional lighting columns and CCTV from scheme.	Approved 28/04/2021
66098	Land to rear of Spring Lane School, Spring Lane School, Spring Lane, Radcliffe, M26 2SS	Provision of a temporary car park for 250 no. spaces for a temporary period whilst works are undertaken at Radcliffe and Whitefield Metrolink car parks; erection of new boundary fencing, lighting and CCTV and works to existing access.	Approved 15/12/2020
59386	Coney Green High School Site, Spring Lane, Radcliffe, M26 2SZ	Creation of multi-use games area with erection of security fencing/entrance gates and floodlighting for nighttime use in connection with new pupil referral unit and sports centre.	Approved 19/01/2016
58360	Radcliffe Riverside High School, Spring Lane, Radcliffe, Manchester, M26 2SZ	Refurbishment of part of the former High School to create a Pupil Learning Centre; Single storey extension and associated works.	Approved 24/04/2015
58463	Radcliffe Riverside High School, Spring Lane, Radcliffe, Manchester, M26 2SZ	Prior Notification of proposed partial demolition of the former Radcliffe Riverside High School and Southern classrooms and courtyard.	Approved 20/03/2015
58244	Radcliffe Riverside High School, Spring Lane, Radcliffe, Manchester, M26 2SZ	Erection of demountable structure containing swimming pool tank and changing facilities together with change of use 4 no. classrooms into gym and changing facilities.	Approved 13/01/2015
56313	Radcliffe Riverside High School, Spring Lane, Radcliffe, Manchester, M26 2SZ	Erection of 2.4m high fencing and gates.	Approved 03/07/2013

56310	Radcliffe Riverside High School, Spring Lane, Radcliffe, Manchester, M26 2SZ	Prior notification of proposed demolition of two portacabins at rear.	Approved 12/06/2013
45672	Coney Green High School Site, Spring Lane, Radcliffe, M26 2SZ	Outline application: Residential development including associated infrastructure and open space.	Approved 14/09/2007

5. Policy Context

National Planning Policy Framework (NPPF)

- 5.1.1 The NPPF sets out the overarching strategic planning policies for which all development proposals are to be assessed against. At the heart of the NPPF is the presumption in favour of sustainable development which seeks to ensure development is pursued in a positive manner.
- 5.1.2 Paragraph 95 specifically relates to the provision for school places and states;
- 5.1.3 *"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."*
- 5.1.4 It goes on to indicate that local authorities should;

"Give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications".

National Planning Practice Guidance (NPPG)

- 5.1.5 The NPPG should be taken as a material consideration in the determination of planning application. Of specific relevance to this application, is the guidance for '**Determining a Planning Application**' which at paragraph 028 states:
 - 5.1.6 *"Local authorities need to consider whether children's best interests are relevant to any planning issue under consideration."*
 - 5.1.7 Planning guidance includes the policy statement, 'Planning for Schools Development', published in August 2011 by the Department for Communities and Local Government (DCLG).
 - 5.1.8 The policy statement sets out the Government's strong commitment to support the development of state-funded schools and their delivery through the planning system.
 - 5.1.9 The policy statement establishes;
 - 5.1.10 *"a presumption in favour of the development of state funded schools"*.

Local Planning Policy

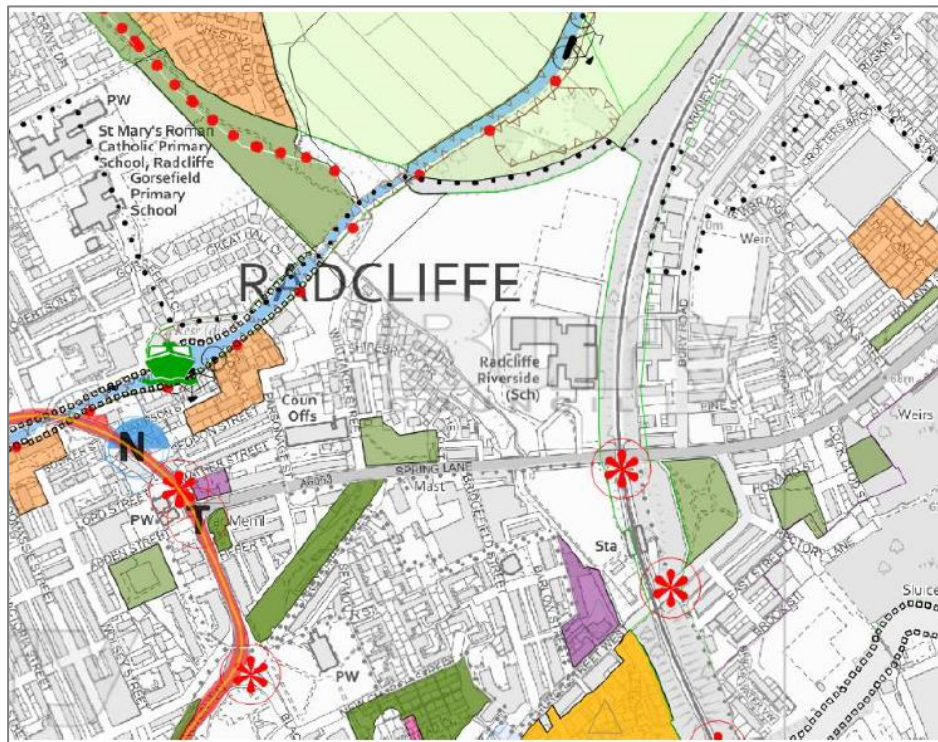
5.1.11 The site falls wholly within the administrative boundary of Bury Council. The statutory development plan is the adopted Bury Unitary Development Plan (UDP) 1997.

5.1.12 The Council are in the process of developing a new local plan for the area, however no draft plan has been published for review at the time of writing.

5.1.13 The policy position applicable to the site, and relevant policies from the Local Plan are summarised below.

5.1.14 **UDP Site Designation**

5.1.15 The site itself is not specifically allocated for any use within the adopted UDP. The site is located within the Radcliffe Renewal Area (Policy H5/1/2).



Extract from Bury's adopted UDP Proposals Map

UDP Policies

Policy H5/1/2 Area Improvement - Radcliffe Renewal Area

5.1.16 The site is located within the Radcliffe Renewal Area, which is a focus area for larger scale improvements to the local housing environment. The policy lends support for urban renewal within the Radcliffe area.

Policy EN1/1 – Visual Amenity

- 5.1.17 This policy seeks to deter poor design, in indicating that development which would have a detrimental effect on views of prominent buildings of historical or architectural interest or the visual amenity of areas of environmental interest will not be permitted.

Policy EN1/2 – Townscape and Built Design

- 5.1.18 The policy indicates that the Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. This includes considerations of appearance and design, density, ease of access and relationship to a development's surrounding area.

Policy EN1/3 – Landscaping Provision

- 5.1.19 This policy clarifies that any development proposals will be required to make provision for incidental open space and landscaping to the Council's satisfaction.

EN1/5 Crime Prevention

- 5.1.20 The policy indicates that development proposals will be encouraged to include design features aimed at discouraging crime.

Policy EN5/1 – New Development and Flood Risk

- 5.1.21 The council emphasises that it will not permit development where such development would be at risk of flooding or increase the likelihood of flooding elsewhere.

Policy EN6/3 – Features of Ecological Value

- 5.1.22 The Council will consider the effects of land use changes on existing features of ecological or wildlife value when assessing development proposals, detailing that proposals should seek to retain such features and incorporate them into any developments.

Policy EN7/2 – Noise Pollution

- 5.1.23 The Council will not permit development that will lead to unacceptable noise nuisance.

Policy EN8 – Woodland and Trees

- 5.1.24 The Council encourages the retention of trees, woods, copses and hedgerows and promotes natural regeneration and new and replacement tree planting throughout the Borough.

RT1/1 Protection of Recreation Provision in Urban Areas

- 5.1.25 The policy seeks to protect existing outdoor and indoor sports and recreation facilities (as shown on the UDP's Proposals Map). Exceptions to this policy are permissible where alternative provision for sports and recreation facilities is to be made available.

Policy RT2/3 – Education Recreation Facilities

- 5.1.26 Regarding educational facilities, the policy indicates that development will not be allowed where it would result in the loss of education recreation facilities. Exceptions will be permitted where it can be established that the site will not be needed in the longer term to meet educational requirements or where there will be an adequate supply of sports pitches and other recreation space within the neighbourhood.

Policy HT2 – Highway Network

- 5.1.27 The Council seeks to improve and maintain the existing network of roads and footpaths, preference will be given to developments that incorporate the following improvements in to their schemes;

- Improve road safety;
- Improve the operation and therefore the attractiveness of the public transport network;
- Improve or protect the economic viability of the Borough or local area;
- Improve the flow of traffic;
- Improve or protect the environment.

Policy HT2/4 – Car Parking and New Development

- 5.1.28 This policy requires all new developments to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards. The Council adopt maximum car parking standards which are set out within Supplementary Planning Document Guidance Note 11- Parking Standards.

Policy HT4 – New Development

5.1.29 This policy considers the location of new development and encourages proposals which;

- Support the principles of sustainable development;
- Assist the implementation of a balanced transportation strategy;
- Minimise the environmental impact of traffic.

Policy HT5 – Accessibility for those with Special Needs

5.1.30 This policy is aimed at improving accessibility, and the means of movement for the mobility impaired and those with special needs.

Policy HT6 – Pedestrians and Cyclists

5.1.31 This policy seeks to provide new and improved facilities for pedestrians and cyclists.

Policy CF1: Proposals for New and Improved Community Facilities

5.1.32 This policy clarifies that any new proposals for new and improved community facilities will generally be looked on favourably.

Policy CF1/1 Location of New Community Facilities

5.1.33 This policy indicates that proposals for new and improved community facilities will be considered with regard provided to considerations including; their impact on residential amenity, traffic generation, the scale and size of development and accessibility.

Policy CF2: Education Land and Buildings

5.1.34 This policy states that the Council will consider favourably proposals for the provision, improvement and dual use of educational facilities.

Radcliffe Strategic Regeneration Framework (2020)

5.1.35 The Regeneration Framework, adopted in 2020, specifically identifies the site to provide for the delivery of a new secondary school, reflective of its potential to remedy the lack of access to local secondary school places in Radcliffe. The Framework sets out that the site is ideally located, easily accessible by foot, bus and tram.

Places for Everyone (PfE) Joint Development Plan

- 5.1.36 The Place for Everyone Joint Development Plan is currently at examination stage. Prior to its adoption we understand that the local planning authority are providing limited weight to the policies contained within the plan. The PfE Plan will deal with strategic planning matters of significance across the Joint Plan area.
- 5.1.37 The application site, as well as the wider former secondary school land to the north, and land further to the north beyond the canal, all forms part of a draft allocation within the PfE Plan. This draft allocation referred to as Policy JP Allocation 7 - Elton Reservoir, envisages a strategic residential-led development which will also incorporate a new secondary school.

6. Planning Appraisal

Principle of Development

- 6.1.1 The proposals relate to facilitating educational use at the site, through the initial opening of the new Star Radcliffe Academy in temporary accommodation.
- 6.1.2 The proposals are being brought forward to meet an established need for free secondary school places in the Radcliffe locality, as part of the Local Authority's identified schools strategy. The NPPF is clear that the Government places great importance on ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.
- 6.1.3 Educational use at this site is already an established use, with the site presently accommodating the Spring Lane PRU school. The site has also historically been used for educational use, being the former home of Radcliffe Riverside School, prior to its closure in 2004.
- 6.1.4 This application should be considered in the context of the wider redevelopment plans for the site and the need to support the requirement to deliver new secondary school places for the area. The wider redevelopment plans will ultimately deliver a modern new secondary school for Radcliffe. This application will allow for the preliminary stages to take place, with respect to the necessary demolition works and the installation of the temporary teaching building to crucially enable the new school to enrol students for the 2024/25 academic year.
- 6.1.5 The existing buildings on the site are largely considered to have exceeded their lifespan. There are detailed plans in place for both the existing leisure centre facilities and the Spring Lane School to be relocated elsewhere in the local area, ensuring these community facilities will not be lost.
- 6.1.6 In planning policy terms, the site is specifically identified within the Radcliffe Regeneration Framework for the delivery of a new secondary school.
- 6.1.7 UDP Policy CF1 states that the Council will look favourably at any proposals for new and improved community facilities. Additionally, UDP Policy CF2 states that the Council will consider favourably, proposals for the provision and improvement of educational facilities.

- 6.1.8 The site represents a highly sustainable location to accommodate a new school, adjacent to available local bus and Metrolink services.

Design and Landscape

- 6.1.9 Given that the proposed accommodation is for a temporary and functional use, the building incorporates a simple design. The temporary accommodation proposed is a two-storey building constructed from a volumetric modular system. The proposed building would come pre-finished with building mounted lighting, timber access ramps/stairs and steel mesh to the base to prevent access to the void under the building. External material finishes will include colour coated Plastisol steel cladding to external walls, double glazed UPVC windows units and a galvanized steel finish to the external covered escape stair.
- 6.1.10 The temporary school building would be set-back from Spring Lane, positioned behind the existing car parking area.
- 6.1.11 At two storeys in height, the proposed temporary building would not be of a materially greater scale to that of the existing buildings on site which are to be removed. Their low-key design would not result in a significant change for the character or visual amenity of Spring Lane.



External view of temporary accommodation



Internal classroom space

- 6.1.12 The landscape design intends to create a holistic school landscape that is in keeping with the local surroundings, this primarily incorporates the retention of the trees on the western portion of the site on approach to the temporary accommodation through the existing car park. Native hedgerow buffers will also be established across the frontage serving as a natural barrier and habitat. No tree removal would be required on the site as part of this application.
- 6.1.13 Suitable boundary treatment in the form of weld mesh fencing would be introduced to provide a necessary secure line for the school.
- 6.1.14 A Design and Access Statement has been submitted as part of this application which further considers the design and landscape decisions and their relationship with the site surroundings.
- 6.1.15 The proposals are compliant with UPD Policies EN9 and EN1/1 with respect to design.

Highways and Transport

- 6.1.16 The temporary school would continue to use the existing vehicle access point from Spring Lane currently used for the leisure centre. This access point would be widened by 1m to allow 2 vehicles to pass by each other. The car park itself would be retained, with some remodelling of the markings to provide a clockwise one-way system, more befitting to the proposed school use and to better facilitate pupil drop-offs within the site.

- 6.1.17 The car park will accommodate 25 staff spaces and 5 dedicated disabled bays, as well as a designated drop-off/lay-by area. These levels of parking provision meet the required standard. The proposed layout also indicates the provision of 20 cycle parking spaces.
- 6.1.18 The site is in a highly sustainable location that is already serviced well by foot, cycle, bus and the Manchester Metrolink.
- 6.1.19 The application is supported by a Transport Statement which provides further consideration to highways and transport considerations.
- 6.1.20 The Transport Statement provides consideration to the traffic impacts associated to the proposed development and demonstrates that the temporary school would be anticipated to have a negligible impact on traffic movements on the adjacent highway network, with the temporary school likely to generate less traffic during peak periods than the existing site uses.

Residential Amenity / Noise

- 6.1.21 The proposed temporary school would present no material issues for residential amenity.
- 6.1.22 An Environmental and Intrusive Noise Study has been undertaken which accompanies the application. It identifies housing on Shirebrook Drive to the west and housing on Bury Road to the east as the nearest noise receptors. The erection of the temporary accommodation as proposed, intended to accommodate 150 pupils for the duration of two academic terms would not significantly alter the levels of noise emitted from the site from the present situation. The existing MUGA is to remain in use for pupils during the site's use as temporary school accommodation for sports and social activities.
- 6.1.23 Noise emitted from the temporary building's services, such air conditioning units or any other externally mounted plant, can be suitably controlled through planning conditions to comply with appropriate noise limits presented within the supporting Noise Study.

Management of Construction Activity

- 6.1.24 The application is supported by a Construction and Demolition Management Plan. This

document outlines the working practices that will be adopted during the site's phased development to ensure that there would be no undue impacts for local residents, the highway network or the environment. It also sets out the on-site arrangement to ensure pupil safety, as well as safety for all site operatives.

6.1.25 The required demolition works will be carried out by a specialist demolition contractor, experienced in this line of work.

6.1.26 Mitigation measures will be adopted on site to ensure that the Metrolink embankment is suitably protected from any impacts during the demolition and construction phases.

Sports Facilities Provision

6.1.27 The proposals would include the removal of the following sports facilities from the site, which are currently provided at the temporary Radcliffe Leisure Centre;

- 25m x 8m Temporary Swimming Pool
- 4 Court Sports Hall
- Gym
- Fitness Studio

6.1.28 The existing MUGA on the site is to be retained in the temporary school proposals, resulting in no change to the onsite provision in this regard.

6.1.29 Areas of grass to the north and north-west of the application site which formerly provided sports pitches used by Radcliffe Riverside High School are unaffected by this application's proposals for the temporary school accommodation. These former grass pitches have not been used for well in excess of 10 years and have therefore been categorised as redundant/decommissioned in any case.

6.1.30 Bury Council are in the process of putting in place their detailed plans to provide improved sports/recreation facilities to replace those lost from the closure of the existing leisure centre.

6.1.31 A new leisure centre is to be built at the Civic Hub development in Radcliffe town centre. The development proposals for the new Civic Hub received planning permission in July 2023 (ref.69388). This will provide direct modern replacement for the swimming pool, gym and fitness studio currently provided at the temporary leisure centre.

- 6.1.32 The permanent school proposals (to be the subject of a separate planning application) will include a new 3 court sports hall and activity studio, providing replacement for that lost from the application site. It will also provide a range of further outdoors sports pitch facilities in the form of a 3G pitch, 2G pitch and new MUGA.
- 6.1.33 Once completed, the new permanent school's sports facilities will be made available for community use outside of school hours, formalised through a Community Use Agreement.
- 6.1.34 In combination, the new Radcliffe Leisure Centre and sports facilities to be made available at the new permanent school will provide greatly improved facilities in terms of both quantity and quality, with enhanced levels of access to sports facilities for the community.
- 6.1.35 Bury Council have a strategy in place for the continuity of sport provision for the community during the interim period prior to the completion of the new leisure centre. The temporary leisure centre is scheduled to remain open until late 2023. The new Civic Hub development is understood to be scheduled for completion in Winter 2024. During this interim period swimming pool access would remain available locally at Castle Leisure Centre and Ramsbottom Pool. The Council will also be providing an interim leisure offer during the closure period at community sites in Radcliffe. This is identified to include instructor led-fitness classes, pop-up gym sessions and wellbeing sessions. An outdoor activities programme will also be offered at Radcliffe's green spaces.
- 6.1.36 With the sports development strategy considered in the round, the proposals would meet the requirements stipulated at paragraph 99 of the NPPF in providing equivalent or better sports provision in terms of quantity and quality which would clearly outweigh the loss of the current facilities.

Ecology

- 6.1.37 The application is supported by a number of ecology surveys to fulfil the planning requirements with respect environmental protection and the protection of protected species.
- 6.1.38 An Extended Phase 1 Habitat Survey has been undertaken to establish the potential for wildlife at, or close to the site, and any additional survey requirements.

- 6.1.39 A Great Crested Newt Survey has been undertaken of potential habitats within 500m of the site. The survey found no evidence of Great Crested Newts in proximity to the site.
- 6.1.40 A Preliminary Bat Roost Assessment and a Bat Activity Survey have both been carried out across the site to establish the site's potential to support bats. The surveys have informed suggested mitigation requirements for the protection of bats and habitat.
- 6.1.41 The Phase One Habitat Survey has confirmed there to be no invasive species present on the site for the temporary school accommodation.
- 6.1.42 The Environment Act is due to come into force in November 2023, which will require development proposals to achieve 10% biodiversity net gain. However, in advance of the Act coming into force, there is no current adopted policy requirement to achieve 10% net gain. Notwithstanding the current policy position, the permanent school proposals, (for which a separate planning application is to be submitted in due course), will seek to achieve appropriate biodiversity net gain for the site. In order to establish the baseline position for biodiversity across the wider site, a biodiversity baseline position is presented with this application. This is provided to inform the future requirements for biodiversity with respect to the permanent school proposals.

Drainage

- 6.1.43 The temporary teaching building would utilise existing underground drainage infrastructure on the site which presently serves the existing buildings, therefore there is no requirement for the installation of any new drainage infrastructure.

Ground Conditions

- 6.1.44 Phase 1 and Phase 2 Geo-environmental Reports are provided with the application which establish the site as suitable for redevelopment, subject to suitable mitigation measures being followed. The reports also provide suitable consideration to coal mining risks associated to the site, with no fundamental issues identified.

Heritage

- 6.1.45 There are no heritage assets on the site nor in the immediately surrounding vicinity.

7. Summary

- 7.1.1 This Planning Statement has provided consideration to the relevant planning policies and material considerations relevant to the proposals to demonstrate that the proposals present a suitable form of development, which is compliant with national and local planning policy.
- 7.1.2 The proposals are being brought forward to meet an established need for free secondary school places in the Radcliffe locality, as part of the Local Authority's identified schools strategy. The NPPF is clear that the Government places great importance on ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.
- 7.1.3 Educational use at the site is already an established use, with the site presently accommodating the Spring Lane School pupil referral unit, as well as the temporary Radcliffe Leisure Centre. For both of these existing uses, relocation plans are in place.
- 7.1.4 The application site represents an accessible and sustainable location to locate the proposed school development, with the Radcliffe Regeneration Framework specifically identifying the site to accommodate a new school.
- 7.1.5 The application submission is supported by a suite of technical documents which establish the acceptability of the site to accommodate the proposed temporary school accommodation and demonstrate that there would no significant harm or disturbance to the amenity enjoyed by local residents.
- 7.1.6 This statement has identified that the development proposals are compliant with national and local planning policies and will achieve significant positive benefits for the community.