



**For assistance with completing this form contact:**

The Planning Service  
3 Knowsley Place, Duke Street, Bury BL9 0EJ

**Phone:** 0161 253 5432 **Email:** development.control@bury.gov.uk

Application to determine if prior approval is required for a proposed: Provision of Temporary School Buildings on Vacant Commercial Land and the use of that land as a State-funded School for up to 3 Academic Years

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 4, Class CA

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

|                |                                                       |
|----------------|-------------------------------------------------------|
| Number         | <input type="text"/>                                  |
| Suffix         | <input type="text"/>                                  |
| Property Name  | <input type="text" value="Radcliffe Leisure Centre"/> |
| Address Line 1 | <input type="text" value="Spring Lane"/>              |
| Address Line 2 | <input type="text"/>                                  |
| Address Line 3 | <input type="text" value="Bury"/>                     |
| Town/city      | <input type="text" value="Radcliffe"/>                |
| Postcode       | <input type="text" value="M26 2SZ"/>                  |

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

378742

407554

Description

Site of former Radcliffe Leisure Centre

## Applicant Details

### Name/Company

Title

Morgan Sindall Construction

First name

Morgan Sindall Construction

Surname

-

Company Name

Morgan Sindall Construction

### Address

Address line 1

2 Anchorage Quay

Address line 2

Salford Quays

Address line 3

Town/City

County

Country

UK

Postcode

M50 3YW

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

M2 2AW

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Eligibility

This permitted development right was amended on 1 August 2021 to no longer include temporary use of 'commercial land' that was previously classified as 'assembly and leisure' and is not now covered by Use Class E (commercial/business/service).

**If, when the land was last in use, it was as a Local Community, or Sui Generis use previously classified as 'assembly and leisure'** (e.g. cinemas; concert halls; bingo halls; or dance halls) then:

- You should not continue with this application after the end of July 2022 as it will be refused by the Local Authority and you may not be eligible for a refund.
- Such temporary use is no longer considered to be permitted development. Proposals remained eligible if applications of this type were submitted before the end of July 2022, but after that point an application for 'Full planning permission' will be required.

**If, when the land was last in use, it was as a Hotel, Residential Institution, or under Use Class E** (e.g. business; or indoor sport, recreation, or fitness) then this type of application is still valid for eligible proposals.

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Would the new buildings provided cover more than 50% of the total area of the site?

- ☐ Yes  
☒ No

Would the total floor space of the new buildings provided exceed 2,500 square metres?

- ☐ Yes  
☒ No

Would the height of any new building provided exceed 7 metres?

- ☐ Yes  
☒ No

Has the land been in use in the last 10 years (from the date of this application)?

- ☒ Yes  
☐ No

When the land was last in use, was it for one of the following uses:

- Commercial/Business/Service (Use Class E)
- Hotels (Use Class C1)
- Residential Institutions (Use Class C2/C2A);

☒ Yes

☐ No

Please note: This question was updated to remove previous uses that were only eligible if the application was submitted before the end of July 2022. These uses were: Assembly and Leisure (Use Class D2); A school.

Are there any remaining buildings on the land?

☐ Yes

☒ No

Is the site adjacent to any land that has a residential use (any use under Use Class C)?

☐ Yes

☒ No

Is any part of the site:

- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area

☐ Yes

☒ No

## Description of Proposed Works, Impacts and Risks

Please describe the proposed development including the siting and design:

Development of a temporary school accommodation block and supporting site infrastructure, to be erected on part of the site of the former Radcliffe Leisure Centre. The proposed building block will be two storeys in height. The development also includes temporary outdoor facilities to support social and leisure time for the students.

Please provide details of any transport and highways impacts and how these will be mitigated:

A full transport assessment has been undertaken and concluded that the adjacent highway network can adequately accommodate the traffic impact of the proposed development in terms of safety and capacity and that the proposed development would have no material or significant impact on the adjacent highway network. The site is also easily accessible by both foot and bicycle and there are frequent bus and tram services that can accommodate this development.

Please provide details of any noise impacts and how these will be mitigated:

A noise assessment has been submitted in support of the application, which has been informed by an on-site noise survey. Mitigation includes standard thermal insulation glazing to provide suitable protection from environmental noise intrusion.

Please provide details of any contamination risks and how these will be mitigated:

A geo-environmental report has been submitted in support of the application which provides consideration to contamination risks for the site.

Please provide details of any flooding risks and how these will be mitigated. A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The site is located in Flood Zone 1. The risk of flooding from pluvial, surface water, groundwater, sewers, and reservoirs are all considered to be low. A surface water drainage strategy support the development proposals.

## Declaration

I/We hereby apply for Prior Approval: Temporary school on previously vacant commercial land as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Natasha Bramall

Date

15/01/2025