

Planning Applications Report

**Planning Committee
23rd June 2022**

**Bolton
Council**

Bolton Council has approved a Guide to Good Practice for Members and Officers Involved in the Planning Process. Appendix 1 of the Guide sets down guidance on what should be included in Officer Reports to Committee on planning applications. This Report is written in accordance with that guidance. Copies of the Guide to Good Practice are available at www.bolton.gov.uk

Bolton Council also has a Statement of Community Involvement. As part of this statement, neighbour notification letters will have been sent to all owners and occupiers whose premises adjoin the site of these applications. In residential areas, or in areas where there are dwellings in the vicinity of these sites, letters will also have been sent to all owners and occupiers of residential land or premises, which directly overlook a proposed development. Copies of the Statement of Community Involvement are available at www.bolton.gov.uk

The plans in the report are for location only and are not to scale. The application site will generally be in the centre of the plan edged with a bold line.

The following abbreviations are used within this report: -

CS	The adopted Core Strategy 2011
AP	The adopted Allocations Plan 2014
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
PCPN	A Bolton Council Planning Control Policy Note
PPG	Department of Communities and Local Government Planning Policy Guidance Note
MPG	Department of Communities and Local Government Minerals Planning Guidance Note
SPG	Bolton Council Supplementary Planning Guidance
SPD	Bolton Council Supplementary Planning Document
PPS	Department of Communities and Local Government Planning Policy Statement
TPO	Tree Preservation Order
EA	Environment Agency
SBI	Site of Biological Importance
SSSI	Site of Special Scientific Interest
GMEU	The Greater Manchester Ecology Unit

The background documents for this Report are the respective planning application documents which can be found at:-

www.bolton.gov.uk/planapps

Date of Meeting: 23 June 2022

Application Reference: 13489/22

Type Of Application
Registration Date
Decision Due Date
Responsible Officer
Authorizing Officer

Full Planning Permission
1 April 2022
13 May 2022
Beth Bradburn

Location

**GASKELL PRIMARY SCHOOL THOMAS HOLDEN STREET
BOLTON BL1 2QG**

Proposal

ERECTION OF A NEW 2 STOREY, 4 CLASSROOM
EXTENSION, TOGETHER WITH INTERNAL
MODIFICATIONS TO THE EXISTING SCHOOL BUILDING

Ward

Halliwell

Applicant: Mr G Kelly

Agent: Mr K Roberts

OFFICERS REPORT

Recommendation: Approve subject to conditions

Executive Summary

- The proposal is for the erection of a 2 storey, 4 classroom extension.
- The proposal forms part of the Bolton Council strategy to support the expansion of primary schools in locations accessible to the communities they serve.
- The school site is Council owned and the proposed project is Council led.
- One objection has been received.
- No objections have been received from statutory consultees.
- The proposal is recommended for approval subject to planning conditions.

Proposal

1. Planning permission is sought for the erection of a two storey, 4 classroom extension to be located within the existing Gaskell CP School site. The existing footprint of the Infant and Nursery school building is 2113m₂. The existing modular cabin (Community Hub) that is proposed to be demolished is 90m₂. The proposed two storey extension would have overall footprint of 197m₂ therefore, the total net / new footprint would be 107m₂.
2. The proposed extension would sit to the south east of the existing building. Modifications to the internal layout of the existing building would provide a direct link corridor into the new building ensuring the new classrooms would be connected and would maintain the flow through the school as a whole. The building is two storey with 2 classrooms, cloaks and WC's on each floor, connected by a central stair and a separate platform lift. There would also be a dedicated accessible WC at ground floor along with some additional storage and cleaners' cupboards.
3. The elevation treatment is intended to be neutral as viewed from residential properties while tying into the existing school colours. The new school provision would be of a two storey construction with a flat roof which would have a gentle fall and a height of 7.3 metres.
4. The external wall finishes would be predominantly rainscreen cladding which is durable and easy to maintain or replace if required. The colours are carefully selected to provide a modern neutral aesthetic, while tying in closely to the existing elevations. It is proposed to include a robust brick

plinth. Grey polyester-powder-coated double glazed aluminium windows and doors are proposed throughout, with laminated inner pane and toughened outer pane. Windows and doors at ground level would also have an external roller shutter as per the existing to maintain security.

5. The temporary classrooms are to be removed and car park reinstated on completion of the new build and refurbishment works.
6. External hard play and paths would be retained around the building footprint to meet access requirements. The existing car park, soft playing fields and hard formal play would not be affected by the development.
7. Gaskell Community School has been operating as a 2FE school since 2018, therefore the Pupil Admission Numbers would remain the same with a maximum intake of 420 places plus up to 78 Nursery places split across morning and afternoon (39/39). Currently the school is catering for 410 primary children and 50 Nursery. There is no proposed change to the staff numbers which are at present: 27 Full Time / 38 Part Time.
8. Only one letter of concern has been received, however no objections have been raised by statutory consultees, but the Council's Constitution currently requires that all Council applications be presented to Planning Committee.

Site Characteristics

9. The application site consists of a single storey primary school, a car park to the north of the school building and outdoor play areas to the north-east, south east and west of the site. Across the public footpath to the east of the site there is also playing fields that are secured for and utilised by the school. The main vehicular and pedestrian entrance is off Escrick Street and the pedestrian entrance is off Hemsworth Road.
10. The whole site is generally enclosed within a residential area. There is however a church directly to the north of the site.
11. The site lies within Flood Zone 2 and there is a culvert (Captains Clough Culvert) that runs through part of the site.

Background

12. Gaskell Primary School has increased to a 2FE school with the additional pupils and staff using the 4 classrooms located within the 2No modular cabins (06845/19). This was due to be a short term arrangement while the new six classroom extension (07011/19) was to be built and made available. However, this application was never granted planning permission due several objections from consultees over the location of the classrooms and the lack of supporting information. The location and plans were deemed unfeasible and an alternative proposal for making the 2FE provision permanent with a new 4 classroom extension. An existing prefab modular building to the east of the main building is in a poor condition and would be demolished and removed as part of the extension works.
13. This application is proposed as to provide permanent facilities in order to support the expansion of the primary school and it been supported by DFE (Department for Education) through the Expansion Strategy, Demand for Primary School Places.
14. **The Development Plan**
Core Strategy Objectives SO2 Access to Education, SO5 Bolton's Economy, SO6 Accessibility and Infrastructure, SO10 Climate Change, SO13 Flood Risk, SO16 Community Cohesion and Access.

Core Strategy Policies

A1.2 Development of Primary Schools; CG1.2 Urban Biodiversity; CG1.5 Flooding and Surface water run off; CG3 The Built Environment; CG4 Compatible Uses; P5 Transport and

Accessibility; S1.2 Road Safety; RA1 Inner Bolton, SC2 Cultural and Community Facilities, Policy H1 Healthy.

15. Other material planning considerations:

Supplementary Planning Document: General Design Principles; Accessibility, Transport and Safety.

National Planning Policy Framework (NPPF)

Analysis

16. Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with policies in the Development Plan unless material considerations indicate otherwise. Applications which are not in accordance with Development Plan policies should be refused unless material considerations justify granting permission. Similarly, proposals which accord with Development Plan policies should be approved unless there are material considerations which would justify a refusal of permission. It is therefore necessary to decide whether this proposal is in accordance with the Development Plan and then take account of other material considerations.

17. The main impacts of the proposal are:-

- * principle of development
- * impact on the character and appearance of the area
- * impact on the amenity of neighbouring residents
- * impact on land contamination
- * impact on highways/accessibility/parking
- * flood risk/surface water runoff
- * impact on trees and landscape features
- * impact on ecology
- * impact on crime and the fear of crime

Principle of Development

18. Core Strategy Policy A1.2 states that the Council will support the development of primary schools in locations accessible to the communities they serve.

19. Paragraph 94 of the NPPF states it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. LPAs should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

20. The two storey four classroom extension as well as modifications to the internal layout of the existing building would provide a direct link corridor in to the new building ensuring the new classrooms are connected and can maintain the flow through the school as a whole.

21. The proposal would form an integral part of Bolton Council's strategy of extending the schools to meet current and future needs in the area and is therefore considered to be fully compliant Policy A1.2 of the Core Strategy and paragraph 94 of the NPPF.

Impact on the Character and Appearance of the Area

22. Strategic Objective 11 of the Core Strategy aims to conserve and enhance the best of Bolton's built heritage and landscapes and improve the quality of open spaces and the design of new buildings.

23. Core Strategy policy CG3 seeks to ensure that new development proposals contribute to good urban design. This has a number of elements including (amongst other things):

- conserve and enhance local distinctiveness ensuring development has regard to the overall built character and landscape quality of the area
 - compatibility with surrounding area – scale, massing, grain, form, architecture, local materials and landscape treatment
24. Policy RA1 of the Core Strategy relates specifically to development in Inner Bolton and states [amongst other things] that the Council will conserve and enhance the distinctive character of the existing physical and natural environment and ensure that development has regard to massing and materials used.
 25. The proposed two storey 4 classroom extension would provide a significant addition to the school and would be located at the south-eastern side of the building. Although the proposed extension would be two storey, in contrast to the existing school, it has been designed to complement the flat roofed appearance of the existing building and is a much-needed permanent addition to the school. Furthermore, the existing prefabricated modular building would be demolished which would improve the appearance of the school site.
 26. In common with the majority of primary schools, the site has an institutional appearance with gates, fencing, buildings and areas of hardstanding. This would not significantly change as a result of the proposed extension; no alterations would be made to any footpaths and there would be no impact onto the trees or landscaping features as the extension would be sited away from the school boundary where the existing peripheral landscaping would remain.
 27. Although some details have been submitted relating to the material types, the exact colour of the cladding has not been confirmed. It will therefore be conditioned that before any above ground works, full details of the materials to be used externally on the building shall be submitted to and approved in writing by the Local Authority.
 28. It is considered that the proposed extension would be compatible with the character and appearance of the school building and the surrounding area, compliant with Policies CG3 and RA1 of the Core Strategy.

Impact on the Amenity of Neighbouring Residents

29. Core Strategy policy CG4 seeks to ensure that new development proposals are compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security. It also seeks to ensure that development does not generate unacceptable nuisance by way of odours, fumes, noise or light pollution nor cause detrimental impacts upon water, ground or air quality. Development proposals on land affected by contamination or ground instability must include an assessment of the extent of these issues and any possible risks. Development will only be permitted where the land is, or is made suitable for the proposed use.
30. The NPPF contains in paragraph 8 an environmental objective that development should minimise pollution. Paragraph 174 states that planning decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution. Development should, wherever possible, help to improve local environmental conditions such as air and water quality.
31. Paragraph 188 of the NPPF states that "the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.
32. Officers consider that Core Strategy policy CG4 is consistent with the NPPF and has significant weight in the determination of this application as has the NPPF guidance itself.

33. The proposal would be sited in excess of 35m away from the properties on Hemsworth Street and Westworth Close. Therefore the proposed extension would not impact on neighbouring residents by way of appearing visually overbearing or causing overshadowing.
34. It is not considered that the physical enlargement of the school would result in a significant increase in noise and disturbance due to the controlled times of outdoor play and the short periods of time for school pick up and drop off. Furthermore, no increase in staff or pupil numbers are proposed and due to the school being primary with an early years nursery, it is unlikely that there will be loitering around the perimeter of the school after hours.
35. Further to the above assessment, it is considered that the living conditions enjoyed at nearby residential properties would not be significantly worsened by way of noise and disturbance from the school and would be in accordance with policy CG4 of the Core Strategy.

Impact on Highways

36. Core Strategy Strategic Objective 6 seeks to ensure that transport infrastructure supports all the aspects of the spatial vision and that new development is in accessible locations and makes the best use of existing infrastructure. In addition, Core Strategy Strategic Objective 9 aims to improve road safety by ensuring that neighbourhoods are attractive and well designed.
37. Core Strategy policy P5 and S1 seek to ensure that new development proposals take account of accessibility of transport prioritising pedestrians, cyclists, public transport users over other motorised vehicle users, design developments to be accessible by public transport, servicing arrangements, sufficient parking, transport needs of people with disabilities. Major trip generating developments would need to be supported by a Transport Assessment. Core Strategy policy S1 seeks to ensure that the Council and its partners will promote road safety in the design of new development and also target expenditure on road safety to locations with the worst safety record.
38. Appendix 3 of the Core Strategy provides car, cycle, motorcycle and disabled parking standards for a range of new development proposals. In addition, guidance contained within the Accessibility, Transport and Safety SPD covers a range of highways related matters including provision of facilities for people with disabilities, provision for pedestrians, cyclists, public transport and car parking. In addition, the SPD provides guidance on highway design, Transport Assessments/Statements, Travel Plans, Infrastructure provision and the means for securing such provision.
39. Chapter 9 of the NPPF relates to the promotion of sustainable transport. Paragraph 104 stresses the importance of development proposals addressing transportation issues at an early stage in a development in order to identify the potential impacts of a proposal and look at opportunities to reduce them together with promoting more sustainable methods of transport. Paragraph 105 states that the planning system should actively manage patterns of growth in support of these objectives, focusing on locations that will limit the need to travel offering a genuine choice of travel modes, with the overall aim being to reduce congestion and emissions. Paragraph 107 states that planning policies should support an appropriate mix of uses across an area, and within larger scale sites, minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.
40. Officers consider that whilst Core Strategy policies P5 and S1 were adopted prior to publication of the NPPF, they are consistent with the NPPF and can be given significant weight.
41. The Council's Highways Authority were consulted on the development and had the following comments to make:
 - *According to the submitted Design and Access Statement, there will be no increase in the number of pupils/staff associated with the 2-storey extension indicated under this application. On this basis, the level of traffic impact should be comparable to existing and I am assuming that the level of in-curtilage car parking provision is reasonably compliant*

with the Councils parking standards for the level of D1 use-class proposed. According to the submitted information, the temporary classroom provision approved under application 06845/19 will be removed from the car park area allowing full use of that facility by staff/drop-off.

42. Acting on the above comments/observations and the previous planning history associated with the school in terms of classroom provision/pupil numbers, the Local Highway Authority do not object to what is being proposed under this application. It will also be conditioned for the temporary classrooms approved under the application 06845/19 to be removed from the parking areas prior to first use of the extension.
43. Subject to the necessary conditions the proposal would accord with Core Strategy policies P5 and S1.

Land Contamination

44. Core Strategy policy CG4.1 seeks to ensure that new development proposals affected by contamination and / or ground stability must include an assessment of the issues and potential risks. Development will only be permitted where the land is, or is made, suitable for the proposed use.
45. Paragraph 183 of the NPPF states that Planning policies and decisions should ensure that:
 - a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
 - b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
 - c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.
46. The application was accompanied by a Phase 1 and 2 Risk Assessment and was considered to appropriately assess the nature, degree and distribution of land contamination on site.
47. The site investigation reports have been reviewed by the Council's Land Contamination Officer who noted that the Site investigation is accepted and the development hereby approved shall be carried out in full accordance with the following approved Site Investigation: Gaskell Primary School, Bolton, dated 3rd May 2022 (ref: NX437/R1 by NX Consulting. However, it shall be conditioned that where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.
48. Furthermore, a Verification Report shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that no unforeseen contamination was found and that all remedial works undertaken on site were completed in accordance with those agreed by the Local Planning Authority.
49. Subject to the necessary condition outlining the above, the proposal would be in accordance with policy CG4.3 of the Core Strategy.

Flood Risk/Surface Water Run off

50. Strategic Objective 13 aims to reduce the likelihood and manage the impacts of flooding in Bolton, and to minimise potential flooding to areas downstream.
51. Core Strategy policy CG1.5 seeks to ensure that the Council and its partners will seek to reduce the risk of flooding in Bolton and other areas downstream by minimising water run-off from new development and ensuring a sequential approach is followed, concentrating new development in areas of lowest flood risk.

52. Core strategy Policy CG2.2c states that development for 5 or residential units should Demonstrate the sustainable management of surface water run-off from developments. On brownfield sites the rate of run-off should be 50% less than conditions before development.
53. Paragraph 167 of the NPPF states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere and that where appropriate, applications should be supported by a site-specific flood-risk assessment. Paragraph 169 states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should take account of advice from the lead local flood authority, have appropriate proposed minimum operational standards, have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development and where possible, provide multifunctional benefits.
54. The application site lies in Flood Zone 2 and a culvert (Captains Clough) runs in close proximity to the application site and comes under the Environment Agency jurisdiction.
55. The application was accompanied by a Flood Risk Assessment, Drainage Calculations and Drainage Plan. The proposal is to connect the extension into the existing private surface water sewer that the existing building drains to, but the latter would need diverting to accommodate the new extension.
56. The LLFA has reviewed the submitted drainage documents and has no objection to the proposal as the flows are being attenuated and being restricted to the minimal 5 l/s.
57. As identified by the LLFA previously and confirmed in their submitted FRA, the location is subject to surface water flooding but the risk is now much lower as the extension is on the easterly side of the building and predicted depths are 0 to 150mm.
58. However, given the location is at risk of reservoir flooding and that it will be within Flood Zone 2 an Emergency Flood Plan is required. Where it has been identified that pedestrian and/or vehicular access and escape routes will be affected, then an Emergency Plan should be provided.
59. Should the application receive approval then the condition outlining the below should be imposed:
- Surface water drainage works shall be implemented in full in accordance with details that have been submitted to and approved in writing with the Local Planning Authority.
 - Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters.
 - Include a timetable for its implementation, and
 - Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
60. United Utilities were also consulted on the application and advised that a condition for details of a sustainable surface water drainages 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:
- (i) 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;
- (ii) (ii) 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);
- (iii) (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) (v) 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.

61. Subject to the necessary conditions the proposal would accord with core strategy Policy CG1.5.

Impact on the playing fields

62. Policy CG1.3 of the Core Strategy states that the Council will safeguard and enhance parks, gardens, allotments, civic spaces, cemeteries and playing fields and improve the quality and multi-functional benefits of these assets.
63. Paragraph 97 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on.
64. The proposed extension would be placed on an area of hardstanding that, whilst having physical activity opportunities for the school, is not a formally marked sports court. For that reason the proposal meets the following exception to Sport England's Playing Fields as outlined below:
65. Policy: 'E3 - The proposed development affects only land incapable of forming part of a playing pitch and does not:
- reduce the size of any playing pitch
 - result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
 - reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
 - result in the loss of other sporting provision or ancillary facilities on the site; or
 - prejudice the use of any remaining areas of playing field on the site.'
66. This being the case, Sport England does not wish to raise an objection to this application.

Impact on trees/landscape features

67. Core Strategy Policy CG1.2 safeguards and enhances biodiversity in the borough by protecting sites of urban biodiversity including trees, woodland and hedgerows from adverse development, and improving the quality and inter connectivity of wildlife corridors and habitats.
68. The Council's Tree and Woodland Officer was consulted on the application who considered the submitted information and proposals and confirmed that the demolition works, new extension and internal alterations would not impact of any trees as all the works are within hardstanding areas and the trees on and around the site are outside the influence of the works.
69. Based upon the above, there are no tree related objections or conditions required in respect to this application.

Impact on Ecology

70. Core Strategic Policy CG1.2 states that the council and its partners will safeguard and enhance biodiversity in the borough by protecting sites of urban biodiversity including trees, woodland and hedgerows from adverse development, and improving the quality and interconnectivity of wildlife corridors and habitats.

71. Section 174 of the NPPF 2021 states that the planning system should contribute to and enhance the natural and local environment by: Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures states that the planning system should contribute to and enhance the natural and local environment.
72. Due to the demolition of an existing building there was a requirement to consult Greater Manchester Ecology Unit due to the potential risk of roosting bats. A bat survey was submitted with the application which concluded that there was no evidence of bats and the buildings had negligible bat roosting potential.
73. Officers from the Greater Manchester Ecology unit agree with this conclusion. They recommend an informative is placed on the decision notice in the event bats are found on site during construction. They also conclude that there is no optimal habitat on or near the site for other protected species known to occur in Greater Manchester. No further information or measures are required.
74. Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The site appears to have no habitat or species value; therefore no mitigation is required. However, no habitat enhancements appear to be proposed and it is therefore suggested that to ensure an overall enhancement, a bird box is located on a tree in the wider site of which these details be can be conditioned.
75. Subject to the necessary condition and informative the proposal would accord with Core Strategic Policy CG1.2 and Section 174 of the NPPF.

Impact on Crime and the Fear of Crime

76. Section 17 of the Crime and Disorder Act 1998 requires all local authorities to exercise their functions with due regard to their likely effect on crime and disorder, and to do all they reasonably can to prevent crime and disorder. The prevention of crime and the enhancement of community safety are therefore material considerations that a local authority should take into account when exercising its planning functions under Town and Country Planning legislation.
77. Bolton's Core Strategy notes that the town's recorded crime levels are reducing but perception of crime remains high. The Core Strategy's most important direct contribution to reducing crime and the fear of crime is through the design of new development. A contributory factor to improving safety is to create and sustain a sense of place that enables people to identify with their surroundings or locality. This can be achieved through appropriate layout, high quality architecture, good lighting and landscape design. In considering design, the Council takes into account national advice as currently set out in the Government publication "Safer Places – the Planning System and Crime Prevention." Ensuring that the whole of the civic and retail core is safe and attractive for pedestrians will be a priority.
78. Policy SO9 of Bolton's Core Strategy is a strategic objective and seeks to, amongst other things, reduce crime and the fear of crime, by ensuring that neighbourhoods are attractive and well designed. Policy S1 is part of the "Safe Bolton" Sustainable Community Strategy theme and states that the Council and its partners will ensure that the design of new development takes into account the need to reduce crime and the fear of crime. Policy CG4 of Bolton's Core Strategy seeks to ensure that new development protects, amongst other things, safety and security.
79. The National Planning Policy Framework states that planning decisions should aim to achieve places which are safe and accessible, so that crime and disorder, and the fear of crime, do not

undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas.

80. Greater Manchester Police Design for Security were consulted and provided the following comments:

- The new external fittings (i.e. shutters, windows or doors, cycle storage) should be certified to Secured by Design standards.
- All aspects of the proposed extension, particularly doorways should be illuminated with dusk til dawn lighting.
- Coverage for any CCTV systems and alarms will need to be reviewed to check all areas of the development are covered.
- The above recommendations will be imposed on this decision via an advisory note as to influence the security features on the proposed development.

Local finance considerations

81. Section 70(2) of the Town and County Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. There are not considered to be any local financial considerations in this case.

Conclusion

82. It is considered that the proposed extensions and alterations are necessary to serve a growing demand for primary school places within the local community, would incorporate a contemporary addition to the school whilst having limited impact on (i) the amenity of the surrounding residents, (ii) the highway network and (iii) surface water run-off, in accordance with the Development Plan and other material considerations.

83. Members are therefore recommended to approve this application subject to conditions.

Representation and Consultation Annex

Representations

Letters:- One letter of concern has been received on the following grounds:

- *There is already heavy traffic at school times meaning that it is difficult to get in or out of Hemsworth Road. With more classrooms added, this will result in more cars & more congestion.*
- *Suggestion to make Hemsworth Road into a one way street.*

Officer's comments: There would be no increase in the number of pupils/staff associated with the 2-storey extension indicated under this application. The level of traffic impact would therefore be comparable to existing. Furthermore, the temporary classroom provision approved under application is proposed to be removed from the car park area allowing full use of that facility by staff/drop-off which would alleviate parking pressures.

The Council's Highways Authority was also consulted and had no objections to the proposal.

Petitions:- None received.

Elected Members:- None received.

Consultations

Advice was sought from the following consultees: Highways; Pollution Control; Environment Agency, Flood Risk,

Planning History

An application for the erection of a six-classroom extension and creation of hard standing play area together with internal modifications to the existing school building was Withdrawn (Reference 07011/19).

A certificate of lawful development for the proposed use of 2no modular cabins to accommodate 4 classrooms was approved (Reference 06845/19).

An application was approved with conditions (Reference 79756/08) for the erection of three single storey extensions to form larger classrooms, administrative areas and staff facilities.

An application was approved with conditions (Reference 81077/08) for the erection of extension to form enlarged hall, internal store and external store together with extension to car park.

An application was approved with conditions (Reference 83453/09) for the erection of canopy.

An application was approved with conditions (Reference 84419/10) for the erection of a parents waiting shelter.

An application was approved with conditions (Reference 86422/11) for the erection of single storey extension.

Recommendation: Approve subject to conditions

Recommended Conditions and/or Reasons

Subject to the following conditions, which have been imposed for the reasons stated:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Prior to the commencement of any groundworks, full details of the proposed surface water drainage works shall be submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out to investigate the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage system is to be provided, the submitted details shall:

- 1) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters.

- 2) Include a timetable for its implementation, and

- 3) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved works shall be implemented in full prior to the occupation of the buildings hereby approved and those works as approved shall be retained thereafter.

Reason

To ensure the site provides satisfactory means of surface water drainage and to comply with policies CG1.5 and CG2.2 of Bolton's Core Strategy.

Reason for pre-commencement condition

The solution for surface water disposal must be understood prior to works commencing on site as it could affect how underground works are planned and carried out.

- 3 The development shall not be occupied unless and until an Emergency Planning Statement that details how the development will incorporate flood warning and evacuation procedures appropriate to the type and scale of the development and level of flood risk has been submitted to and approved by the Local Planning Authority. Such measures as are approved shall be implemented in full and retained thereafter. The site shall then operate in accordance with the approved Emergency Planning Statement.

Reason

To ensure adequate provision is made for emergency flood risk planning in accordance with 054 to 057 of the Flood Risk and Coastal Change PPG.

- 4 The development hereby approved shall be carried out in full accordance with the following approved Site Investigation: Gaskell Primary School, Bolton, dated 3rd May 2022 (ref: NX437/R1 by NX Consulting.

- i) Where necessary a scheme of remediation to remove any unacceptable risk to

human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.

ii) During the period of construction, should any unforeseen contamination be found on site that has not been previously identified, no further works shall be undertaken in the affected area. Prior to further works being carried out in the affected area, the contamination shall be reported to the Local Planning Authority within a maximum of 5 days from the discovery, a further contaminated land assessment shall be carried out, appropriate remediation identified and agreed in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed remediation measures.

iii) Prior to first use/occupation of the development hereby approved:

iv) A Verification Report shall be submitted to, and approved in writing by, the Local Planning Authority. The Verification Report shall validate that no unforeseen contamination was found that all remedial works undertaken on site were completed in accordance with those agreed by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

General Note to Applicant

Please note: The responsibility to properly address contaminated land issues, including safe development and secure occupancy, irrespective of any involvement by this Authority, lies with the owner/developer of the site.

Reason:

To safeguard the amenity of the future occupants of the development and to comply with Core Strategy policy CG4.

- 5 Prior to first use of the extension details of proposed improvements to urban biodiversity at that site shall be submitted to and approved by the Local Planning Authority, including the consideration of a bird box incorporated within the wider area of the site, where appropriate. Such details as are agreed shall be implemented in full prior to the development first being brought into use and retained in full thereafter.

Reason:

In accordance with Policy CG1.2 of Bolton's Core Strategy and in order to implement the net gains for biodiversity required by Policy 170 of the National Planning Policy Framework.

- 6 Prior to first use of the approved extension, the temporary classroom provision approved under the application 06845/19 shall be removed from the car park area allowing full use of that facility by staff/drop-off and surfaces made good.

Reason

To ensure that adequate provision is made for vehicles to be left clear of the highway and in order to comply with Bolton's Core Strategy policies S1, P5 and Appendix 3.

- 7 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or full details of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The approved materials shall be implemented in full thereafter.

Reason

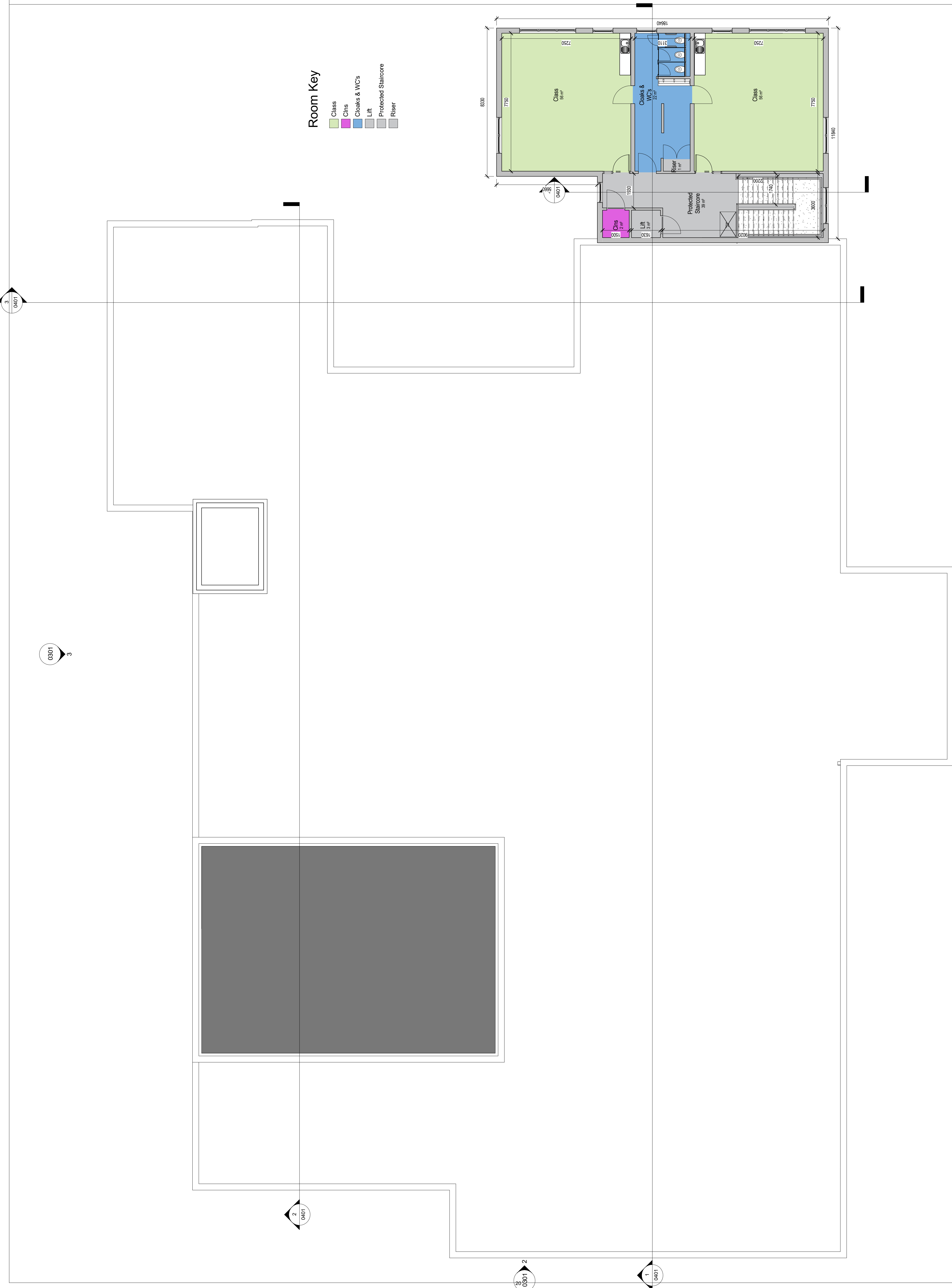
To ensure the development reflects local distinctiveness and to comply with policy CG3 of Bolton's Core Strategy.

- 8 The development hereby permitted shall be carried out in complete accordance with the following approved plans:

Proposed Site Plan and Areas, Drawing no. 0011, Rev P02, date 01/2022
Proposed Sections, Drawing no. 0201, Rev P02, dated 14/01/2022
Proposed Roof Plan, Drawing no. 0202, Rev P02, dated 14/01/2022
Proposed GA Plan, Drawing no. 0200, Rev SK-08, dated 12/2020
Proposed GA Floorplan Ground Floor, Drawing no. 0201, Rev P03, dated 12/2020
Proposed GA Floorplan First Floor, Drawing no. 0203, Rev P01, dated 14.01.2022
Demolition Elevations, Drawing no. 0113, Rev P02, Dated 14.01.2022
Demolition Roof Plan, Drawing no. 0112, Rev P02, Dated 14.01.2022
Demolition Elevations, Drawing no. 0113, Rev P02, Dated 14.01.2022

Reason

For the avoidance of doubt and in the interests of proper planning.



Proposed FF Room Schedule	
Name	Area

Class	56 m ²
Class	56 m ²
Cloaks & WC's	22 m ²
Protected Staircore	39 m ²
Clns	2 m ²
Lift	3 m ²
Riser	1 m ²
	180 m ²



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NOTES

1. Do not scale from this drawing.
 2. All measurements are in millimetres unless stated otherwise.
 3. This drawing is to be used in conjunction with the contract documentation, specification and all relevant Architectural, Electrical, Mechanical, Landscape and Structural drawings.
 4. The drawings are not intended to be submitted to the relevant authorities for review and certification, prior to works commencing on site.
 5. All coordinates and dimensions to be checked and confirmed on site prior to works commencing.
 6. Length/drawings are provided as design intent. The detail shown is representative of principal air components, fittings and seals etc are to be supplied by the manufacturer. The manufacturer's recommendations to maintain lifetime, air and fire resistances where applicable.
- The information on this drawing is subject to the final

HEALTH AND SAFETY RISKS:

We have reviewed health and safety risks associated with works associated with the content of this drawing and we do not believe there residual risks that a competent contractor would be aware of.

4 0301

02	Building layout amended from single to two storey to suit client comments	03.03.2022	rem / JD	KR
01	Stage 1 Issue	14.01.2022	rem / JD	KR
Rev	Description	Date	Dm.	Chk.

Client Clear Futures

CLEAR FUTURES

CONTRACTOR
Eric Wright Construction



ERIC WRIGHT
CONSTRUCTION

PROJECT

Gaskell Community Primary School
Thomas Holden Street, Bolton, BL1 2QG

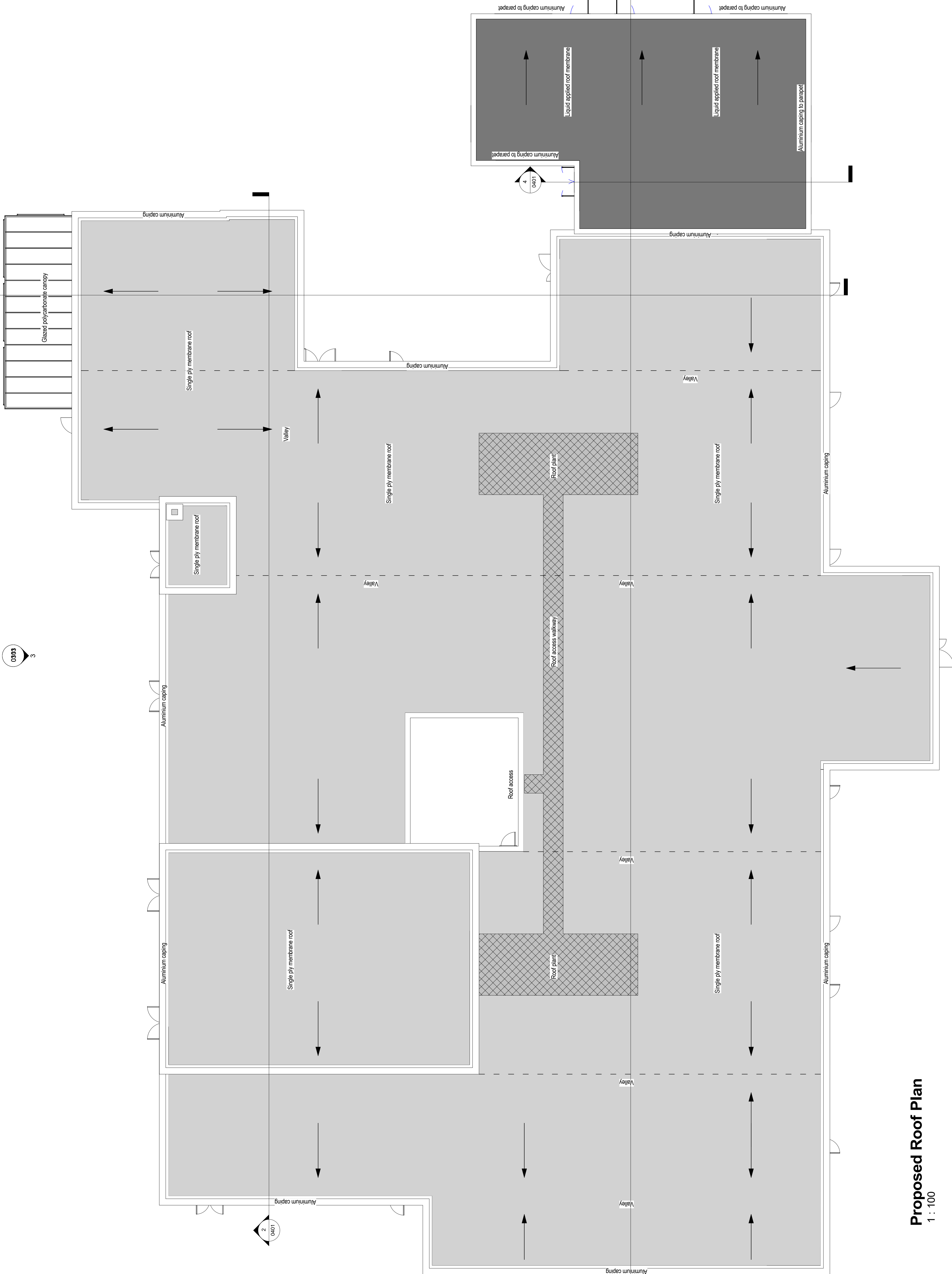


TLE

Proposed Roof Plan

DRAWN BY.	KR	DATE.	14.01.2022
CHECKED BY.	REM	SCALE.	1 : 100 @ A1

REQ - ORIGIN - ZONE - LEVEL - TYPE - ROLE - NUMBER	STATU	RE
210019 - LFA - ZZ - RF - DR - A - 0202	S3	P02



Proposed Roof Plan

 $1:100$

[illegible]